

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0883

Your Ref: SJG/P/2011/0883

Date: 8th December 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 507 75 Hullah Lane, Wrexham.

Development: Erection of 6 no. dwellings.

I refer to your consultation dated 07/12/2011 in respect of the above.

The proposed development site is located on Hullah Lane which is an unclassified, residential road subject to a 20mph speed limit.

Any proposed / existing access of this nature would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. It would appear possible to provide the required visibility splays from the proposed access.

I would recommend that the 2 no. existing dropped kerb vehicular accesses serving the site are permanently closed up prior to occupation of the development. In order to construct the proposed access and reinstate the 2 no. existing access points to full height footway construction, the applicant will need to enter into an agreement with the Council under s. 38 / 278 of the Highways Act 1980 (see note).

As the proposed layout does not conform to adoptable standards, I would recommend that the development site remains private and is maintained in perpetuity by a private management company.

Appropriate tactile paved crossing points will be required across the proposed access in line with the back of footway. As the proposed access takes the form of a shared surface, I would recommend that a 2.0m wide footway is constructed on both sides of the access terminating just beyond the kerb radii (6m) incorporating appropriate dropped kerb crossing points (including tactiles).

No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off.

I understand that the proposed development consists of 6 no. 3 bedroomed dwellings. The provision of 2 no parking spaces per dwelling is considered adequate given the sustainable nature of the site. Turning provision within the curtilage of the proposed development is considered adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. Drg. No. AL(0)03 – Dated 25/05/2011.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ37**
026R
E06N
E07N **SUBMISSION OF FURTHER DETAILS**
No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
- 1) *Construction of the proposed access.*
 - 2) *The permanent closure and reinstatement of the 2 no. existing access points to full height footway construction.*
- The scheme as is approved shall be fully implemented prior to first use of the development.*
- NON STD**
026R **MAINTENANCE BY PRIVATE MANAGEMENT COMPANY**
The proposed estate road, drainage and street lighting serving the development site shall be maintained in perpetuity by a private management company.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to applicant

The proposed access and reinstatement of existing accesses to full height footway construction should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s. 38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

A handwritten signature in black ink, appearing to be 'J. P. W.' or similar, written in a cursive style.

Infrastructure Manager

