

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2011/0546 **Your Ref:** SJG/P/2011/0546
Date: 7th September 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 511 34 Westminster Drive, Wrexham.

Development: Erection of single garage.

I refer to your consultation received on 01/09/2011 in respect of the above.

The proposed development site is accessed off Westminster Close which is an unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

I assume that the property has either 3 or 4 bedrooms and would therefore normally require 3 no. off road parking spaces. I assume that it is intended to construct a double width driveway which has 2 no. spaces alongside the property and a space in front of the proposed garage resulting in the provision of 4 no. spaces.

I would recommend that the driveway fronting the garage is a minimum depth of 5.5m and paved with hard bound materials.

The existing dropped kerb vehicular crossing will need to be extended in front of the proposed garage to form a suitable access (see note).

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

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

ZJ47 SETTING BACK OF GARAGE

026R The front elevation of the garage hereby approved shall be set back a minimum distance of 5.5m behind the adjacent highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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 accesses to intercept any such run off prior to first use of the development.

ZJ38 PAVEMENT CROSSING

050R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to Applicant

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure and Planning Manager