

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0495	Your Ref:	SEH/P/2011/0495
Date:	6 th September 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 580 Huskissions Garage, Chester Road, Lavister, Wrexham.
Development: Erection of 3 no. detached dwellings following demolition of existing buildings together with associated access and landscaping.

I refer to your consultation dated 19/07/2011 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. However, a reduced setback distance of 2.0m would be considered acceptable in this location provided that the existing 1.1 – 1.3m wide footway is replaced with a 2.0m wide footway along the entire site frontage.

The development site previously took the form of a garage / petrol station and is likely to have generated more vehicle movements than would be generated by 3 no. dwellings. The garage was previously served by 3 no. access points as follows:-

- **Northerly Access**
Comprises a 6.8m wide access providing visibility splays of approximately 2.4 x 4m to the north and 2.4 x 5m to the south measured to the nearside edge of the adjoining highway.
- **Central Access**
Comprises a 9.5m wide access providing visibility splays of approximately 2.4 x 11m to the north and 2.4 x 17m to the south measured to the nearside edge of the adjoining highway.
- **Southerly Access**
Comprises a 15m wide access providing visibility splays of approximately 2.4 x 25m to the north and 2.4 x 46m to the south measured to the nearside edge of the adjoining highway.

The proposed access points serving the 3 no. dwellings would appear to be roughly in the same position as the existing access points previously serving the garage / petrol station. It would therefore seem reasonable for the proposed access points serving the 3 no. dwellings to provide as a minimum the same level of visibility previously provided for the garage site. The required level of visibility would be automatically provided assuming that a new 2.0m wide footway is constructed along the entire site frontage.

Parking and turning provision at the proposed development site appears adequate.

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.

ZJ11 ACCESS WIDTHS

039R The vehicular accesses hereby approved shall be a minimum width of 4.1 metres.

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.

ZJ35 NEW 2.0 METRE FOOTWAY

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

The proposed footway 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



Infrastructure and Planning Manager