

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0439 **Your Ref:** BB/P/2021/0439
Date: 10th June 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 360 556 Craigside, Marford Hill, Wrexham.
Development: Two storey rear extension and formation of new access

I refer to your consultation / email dated 14/05/2021 in respect of the above.

Access

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

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing shared access currently provides visibility splays of 2.4 x 16m to the south and 2.4 x 6m to the north. Visibility in the northerly direction is impeded by the existing boundary hedge. Visibility in the southerly direction is impeded by the existing boundary fence / hedge and the required splay would appear to need to cross 3rd party land.

The existing shared access is 6.2m wide, surface with loose bound materials and has no Aco drain or similar to intercept private surface water run-off.

I would suggest that the applicant considers closing up the existing shared access and constructing a new centrally located shared access which maximises visibility in both directions for all properties.

In terms of the proposed access, I comment as follows:-

The submitted layout plan (Drg. No. PL-002) indicates a new 7.5m wide access at the northern end of the site frontage. The submitted layout plan does not indicate the proposed splays from the new access or the proposed gradient of the access.

Any proposed access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates. An Aco drain or similar would be required to intercept any private surface water run-off.

The applicant will need to apply for s.184 consent to form a verge crossing.

I would recommend that the applicant submits a suitably scaled layout plan indicating the above details.

Retaining Walls

There is an existing retaining wall fronting the site which will require modification.

I would recommend that you contact our Structures Section for advice in respect of any existing / proposed retaining walls along the site frontage.

Public Footpath

There is an existing public footpath running alongside the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Parking & Turning Provision

The existing property appears to have parking for approximately 2 cars with limited turning provision. I would recommend that the proposed extended property provides 3 parking spaces plus adequate turning provision.

The submitted layout plan (Drg. No. PL-002) only indicates 2 parking spaces and neither space has a minimum 6m clearance behind for turning. I would recommend the applicant submits a revised layout plan indicating the above detail.

I await the requested details.

Supplementary Notes

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

Note to Applicant:

There is an existing public footpath running alongside the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Chief Officer, Environment & Technical