

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0235 **Your Ref:** SJG/P/2021/0235
Date: 14th April 2021

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

Location: O. S Grid Ref: 361 548 Lyndhurst, 1 Mareilian Avenue, Marford, Wrexham.
Development: Erection of a garage.

I refer to your consultation / email dated 14/04/2021 in respect of the above.

Access

The proposed development site is located on the corner of Mareillian Avenue and Wynnstay Lane which are both unclassified roads subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section due to the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

The site was previously accessed off Mareillian Avenue. Visibility from this access was inadequate providing splays of approximately 2.4 x 15m in both directions. However, this access has now been closed up and a new access has been constructed onto Wynnstay Lane. I previously recommended that the existing dropped kerb crossing serving the existing access on Mareilian Avenue was reinstated to full height footway construction (see note). **This was a requirement of previous planning consent ref:P/2010/0112 but has not been implemented. I would recommend that this condition is complied with.**

The newly formed access onto Wynnstay Lane is approximately 5.6m wide. Visibility at this access is considered adequate providing splays in excess of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

The new access off Wynnstay Lane is surfaced with loose bound materials. Any proposed access shall be surfaced with hard bound materials (ie./ bituminous macadam) for a least 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary. **This was a requirement of previous planning consent ref:P/2010/0112 but has not been implemented. I would recommend that the above conditions are complied with.**

Parking & Turning Provision (Drg. No. PL03 Rev C).

The current driveway off Wynnstay Lane provides parking and turning for up to 4 cars.

LPGN 16 does not consider garages to contribute to parking provision. I would recommend that parking and turning provision at the property is provided in accordance with LPGN 16 requirements. The revised layout plan (Drg. No. PL03 Rev C) indicates the provision of adequate parking and turning provision.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. PL03 Rev C.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 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.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

NONSTD FOOTWAY REINSTATEMENT – EXISTING ACCESS MAREILIAN AVENUE

026R Prior to first use of the development, the highway fronting the existing access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority (see note).
E03N

Supplementary Notes

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

Note to Applicant:

The applicant will need to reinstate the existing dropped kerb crossing outside the property (along Mareilian Avenue) at the existing point of access to full height footway construction and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical