

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0819 **Your Ref:** SJG/P/2020/0819
Date: 25th March 2021

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

Location: O. S Grid Ref: 363 571 Wynona, Station Road, Rossett, Wrexham.
Development: Erection of detached dwelling.

I refer to your consultation / email dated 27/11/2020 in respect of the above.

Access

The proposed development site is located on Station Road which is an unclassified, residential road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear possible to provide the required splays from the proposed access. However, I would recommend that the applicant provides a suitably scaled layout plan indicating the full extent of the proposed splays.

The applicant will need to apply for s.184 consent in order to lower the kerbs and construct the new access (see note).

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. Any proposed gates shall be setback a minimum distance of 5m behind the adjoining highway.

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.

Footway

There is an existing footway fronting the site which is currently only around 700mm wide. The existing hedgerow currently encroaches over the adopted footway. It is unclear as to the extent / width of the existing footway which potentially extends under the overhanging hedgerow.

I would recommend that a 2.0m wide footway is provided / constructed across the site frontage. This could be constructed via a s.184 agreement. Could you please ask the applicant to annotate this detail on a revised layout plan.

Parking & Turning Provision

Parking and turning provision at the proposed development appears adequate. Could you please ask the applicant to annotate the dimensions of all parking spaces on a revised layout plan.

I have no objections in principle to the proposed development. I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 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.

A handwritten signature in black ink, appearing to be 'R. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical