

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | ET/DC/P/2021/0013                      | <b>Your Ref:</b> | MRJ/P/2021/0013                              |
| <b>Date:</b>    | 6 <sup>th</sup> April 2021             |                  |                                              |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 352 481 Grove Cottage, Wrexham Road, Marchwiell.

**Development:** Outline application (with all matters reserved) for one dwelling.

I refer to your consultation dated 23/03/2021 in respect of the above.

### **Access**

The proposed development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Based on such speeds, any proposed / existing access 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.

I previously recommended that the applicant submits a suitably scaled layout plan indicating the full extent of the required splays from both proposed access points. The submitted layout plan (Drg. No. 128/GCM/PL/003 Rev C) indicates splays from the 2 no. access points but they are not annotated with the required dimensions. The proposed splay in the north westerly direction from the access intended for Grove Cottage appears to cut across 3<sup>rd</sup> party land. **I would recommend that the applicant provides a revised layout plan which addresses the above issues.**

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway.

No private surface water run off shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be installed across any proposed access to intercept any such run-off where accesses fall towards the highway.

### **Parking & Turning Provision**

I would recommend that parking provision is provided for each dwelling in accordance with LPGN 16 maximum requirements. Adequate turning provision will be required for each dwelling.

**I would recommend that the applicant provides a revised layout plan which indicates / annotates the proposed parking spaces for each dwelling (garages excluded) and indicates suitable turning areas for both dwellings.**

I await the requested information.

***Note to Applicant***

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

**Supplementary Notes**

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

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

Chief Officer, Environment & Technical