

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0401 **Your Ref:** P/2020/0401
Date: 9th November 2020

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

Location: O. S Grid Ref: 336 528 Land to the rear of 35 & 37 Hampshire Drive, Wrexham.
Development: Outline application (All Matters Reserved) for 2 dwellings.

I refer to your consultation dated 17/09/2020 in respect of the above.

Access (All matters reserved)

The development site is located on Hampshire Drive which is an unclassified residential road subject to a 30mph speed limit. However, the existing / proposed access serving the development site is located within a cul de sac / turning head where vehicle speeds would be minimal.

Any proposed shared access off Hampshire Drive would need to be a minimum width of 4.1m for at least 5m behind the highway boundary.

No gates shall be erected within 5m of the highway boundary and the access shall be surfaced using hard bound materials for at least 5m behind the highway boundary.

It would appear that a new / additional access has been formed to provide off road parking at the front of the property. This access provides off road parking for 2 vehicles. However, this access has no dropped kerb, is surfaced with loose bound materials and has no Aco drain or similar to intercept private surface water run-off.

I would recommend that this access is surfaced using hard bound materials for at least 5m behind the highway boundary. In order to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. I would recommend that the applicant installs an Aco drain or similar across the access to intercept any private surface water run-off.

I would recommend that the proposed shared access running alongside the existing property is a minimum width of 4.1m for at least 5m behind the adjoining highway. I would recommend that the proposed shared access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. I would recommend that the applicant installs an Aco drain or similar across the access to intercept any private surface water run-off.

I would recommend that the shared access and new access serving the development site shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

In terms of providing suitable access to emergency vehicles to the proposed 2 no. dwellings, access alongside the existing dwelling shall be a minimum of 2.75m wide.

Parking & Turning Provision (All matters reserved)

Parking provision for both the existing dwelling and the new dwellings appears adequate and must comply with the requirements of LPGN 16. Adequate turning provision is available for the proposed dwellings.

I would therefore have no objections to the proposed development subject to appropriate conditions.

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 construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access 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.

Chief Officer Environment & Technical