

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0570 **FAO:** Simon Greenland
Date: 17th November 2020 **Your Ref:** P/2020/0570

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

Location: O. S Grid Ref: 310 523 Land adjoining Treetops, Wrexham Road, Brynteg, Wrexham.

Development: New Dwelling and Vehicular Access.

I refer to your consultation / email dated 01/10/2020 including layout plan (Drg. No.E070/006) in respect of the above.

Access

The proposed development site is located on the B5433 Wrexham Road 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 2.0 x 43m 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.

I understand that the site benefits from an existing outline consent (ref: P/2002/0343) which required visibility from any proposed access to be maximized and for adequate parking and turning to be provided.

The submitted layout plan indicates splays of 2.0 x 43m in both directions assumed measured to the nearside wheeltrack. An offset from the kerb of up to 500mm could be permitted in this instance. **Could you please ask the applicant to confirm this offset to be the case in both directions and indicate the full extent of the required splay in the southerly direction on a revised layout plan.**

There are existing gates at the southern end of the site but assumed as previous pedestrian access as there is no dropped kerb. The site is steeply sloping so any proposed access will need to provide a safe vehicular access of an appropriate gradient. I understand that the proposed access and driveway will be brought up to a level similar to the adjoining highway. A maximum gradient of 1:8 is normally permitted for a private driveway. **Could you please ask the applicant to provide details of the gradient of the proposed access and driveway.**

The existing boundary wall fronting the site is approximately 1.3m high and will need lowering to maximize visibility from the proposed access.

The applicant will need to apply for s.184 consent to lower the kerb and strengthen the footway at the new access position (see note).

The proposed access appears to be 4.8m wide which is considered acceptable. I would recommend that the 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 highway boundary.

Parking and Turning Provision

The provision of 3 spaces for a 4 bedroomed property in this location is considered acceptable.

It is current council policy that any new access on a classified highway provides off road turning facility to ensure that vehicles do not have to reverse within the highway. However it is noted that nearly every dwelling on Wrexham Road in proximity to the site does not benefit from an off road turning facility. Local accident records have previously been checked and there is no recorded personal injury accident anywhere near the site in the last 5 years.

Given that there are numerous neighbouring properties in the vicinity of the site that have existing vehicular accesses with similar shortcomings and there is no recorded accident problem then it is considered that an objection is unjustifiable in this instance.

Slope Stability / Retaining Walls

The applicant will need to submit details for further approval regarding any proposed works to be carried out including the design / stability of the embankment / walls potentially supporting / impacting on the highway.

I would recommend that the applicant liaises with our Senior Engineer (Structures) contact Roger Davies on Tel:01978 729736 to discuss any proposed retaining walls that may impact on the adjoining highway that may require technical approval.

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

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, consisting of a stylized 'K' followed by a horizontal line.

Chief Officer, Environment & Technical