

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0781 **Your Ref:** BB/P/2020/0781
Date: 24th February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 580 Barton House, Darland Lane, Rossett, Wrexham.

Development: Sub-division of Plot 1 previously approved under P/2016/0303 for the erection of two dwellings.

I refer to your consultation / email dated 23/01/2017 including layout plan (Drg. No. Y20016-SAT-Z1-ZZ-DR-A-1201 Rev P02) in respect of the above.

Access

The proposed development site is located on Lavister Walks which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

The existing footway fronting the site is approximately 1.6m wide .As previously highlighted in respect of planning application ref: P/2016/0330 I would recommend that the existing footway is widened to 2.0m. The existing dropped kerb footway providing access to the existing offices will need to be widened to form the proposed shared access. The submitted layout plan does not indicate the widening of the footway from 1.6m to 2.0m. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

The existing lighting column fronting the proposed access to plot 2 will need to be re-located. I would recommend that the applicant liaises with our Street Lighting Section (contact Paul Rogers on Tel: 01978 729673) to discuss / arrange. Note provided on revised layout plan.

In terms of parking, I comment as follows:-

I would recommend that 3 no. parking spaces are provided for each 4 bedroomed property. Please find attached WCBC Standard Driveway dimensions. **Could you please ask the applicant to provide a revised layout plan indicating / annotating proposed driveway dimensions.**

I await the requested information.

Notes to Applicant

- *The proposed highway works should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical