

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Homan
Our Ref:	ET/DC/P/2020/0370	Your Ref:	P/2020/0370

Date: 24th September 2020

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

Location: O. S Grid Ref: 282 509 Land south of Nant Cottage, Lower Road, Coedpoeth, Wrexham.

Development: Outline Application (All Matters Reserved) for 1 Dwelling and Associated Access and a Separate Access to Field below.

I refer to your consultation / email dated 23/09/2020 and revised layout plan (Drg. No. D111/002 Rev A) in respect of the above.

Access

The development site is situated on a narrow, unclassified road where vehicular speed is no greater than 15mph due to the geometry of the road.

The application includes a new domestic access and a proposed access serving a field at the rear of the site.

Welsh Government guidelines recommend visibility splays measuring 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway which would appear achievable from the proposed accesses assuming the applicant has control of the land to the north of the access. The gradient of the proposed accesses should be a maximum of 1:8 to facilitate safe vehicular access onto the highway.

Given the narrow nature of Lower Road and lack of footway provision, I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements. However, the applicant has indicated widening of the existing carriageway fronting the site to 4.8m to facilitate the simultaneous passage of 2 vehicles which is considered beneficial in this instance. The applicant would be required to enter into a s.38/278 agreement with the Council to carry out this improvement.

The application also appears to propose the construction of a new access (approx. 4.5m wide) to serve the field at the rear of the site. I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements from the proposed access serving the field to the rear compared with its previous use. However, I understand that the applicant will use the field as a pony paddock for personal use. I assume a suitable condition could be imposed to control this use.

Parking & Turning provision

Parking at the proposed development shall be in accordance with LPGN 16 maximum standards.

Adequate turning provision from the proposed driveway will need to be provided. A clearance of at least 6m would normally be required behind proposed parking spaces to achieve this. This has been indicated on the revised layout plan.

Slope Stability / Retaining Walls

The applicant will need to submit details for further approval regarding the ground investigation works carried out including the design / stability of the embankment / wall potentially supporting 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.

Public Footpath

PROW no. 20 Bersham runs alongside the development site to the south and must not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Chief Officer, Environment & Technical