

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0370	FAO:	Sharon Homan
		Your Ref:	P/2020/0370
Date:	27 th August 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 06/08/2020 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.

I would recommend that the applicant provides a revised layout plan indicating the full extent of the proposed splays from both access points ie/ domestic access , field access.

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. 3.4m wide) to serve the field at the rear of the site. However, it is unclear as to whether this field currently has an existing access onto Lower Road as no details have been provided. It is not clear as to whether this field has an existing use and what existing / proposed daily vehicle movements are / will be generated at the site. **I would recommend that the applicant indicates (on a plan) where the existing access serving the field was and clarifies the above details.**

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.

I assume a tractor / trailer (or similar) may use this access. **I would therefore recommend that the applicant submits appropriate swept path details of such vehicles entering, turning within the site and exiting the site for further assessment.**

Previous planning application (ref: P/2017/0967) required a passing place. **Could you please ask the applicant to indicate this passing place on a revised layout plan.**

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. A splayed entrance for the proposed driveway would improve maneuverability onto Lower Road. This has not been indicated on the submitted layout plan. **Could you please ask the applicant to indicate this detail on a 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.

I await clarification of the issues raised.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Chief Officer, Environment & Technical