

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0543 **Your Ref:** KH/P/2019/0543
Date: 26th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 481 Elm Villa, Wrexham Road, Marchwiell, Wrexham.

Development: Demolition of outrigger and detached garage building, new rear extension to existing dwelling and erection of new detached dwelling to rear of the site.

I refer to your consultation dated 23/07/2019 including site layout plan (Drg. No. EV-TACP-PS-00-DR-A-702) in respect of the above.

Access

The proposed development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.4 x 56m in both directions.

The existing access is 3.5m wide and is gated at approximately 3.2m behind the adjoining carriageway. The access is currently unable to accommodate the simultaneous passage of 2 vehicles. The access is paved with hard bound materials.

I would normally recommend that any proposed shared access of this nature is a minimum width of 4.8m for a minimum distance of 5m behind the highway boundary. Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. This could be achieved by removing a small section of the existing boundary wall either side of the access. There is an existing telegraph pole located on the southern corner of the existing access. This will need to be re-located in order to construct the suggested access. No gates shall be erected within 5m of the adjoining highway (preferably no gates erected).

I would recommend that the existing dropped kerb fronting the site is widened to accommodate the new access. The applicant will require s.184 consent to construct the new access.

I would recommend that the applicant submits a revised layout plan indicating / annotating the above details.

Parking & Turning Provision

I understand that the existing dwelling is 3 bedroomed and the proposed dwelling is 2 bedroomed.

LPGN 16 normally requires a maximum of 2 spaces per 2 bed dwelling and 3 spaces per 3 bed dwelling. Given the busy nature of the A525 fronting the property, I would recommend that parking provision at the site is provided in accordance with maximum standards.

The existing property has at least 6 parking spaces at present (garages excluded).

The submitted layout plan appears to indicate 2 parking spaces for each dwelling plus a communal turning facility. **I would recommend that the applicant submits a revised layout plan indicating 3 spaces for the existing dwelling and 2 spaces for the proposed dwelling plus a communal turning facility.**

Construction Traffic Management Plan - including details of contractor parking (Reserved Matter)

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

I await the requested details.

Notes to Applicant

- FOOTWAY CROSSING LICENCE

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 (widened access). Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670..

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Chief Officer Environment & Technical