

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0710 **Your Ref:** PF/P/2019/0710
Date: 15th October 2019

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

Location: O. S Grid Ref: 358 554 8 Woodlands Road, Marford, Wrexham.

Development: Two-storey side extension and single-storey rear extension.

I refer to your consultation dated 14/10/2019 in respect of the above.

Access

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit.

It is proposed to widen the existing 2.5m wide access to 5.4m and extend the dropped kerb to 5m which is considered acceptable. The applicant will need to apply to the Council for s.184 consent to widen the existing dropped kerb (see note).

I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. I would recommend that no gates are erected across the access given the limited frontage of the site.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be installed across the access to intercept any private surface water run-off.

Parking & Turning Provision

The property currently appears to provide 3 off-road parking spaces. The submitted layout plan (Drg. No. 2019/WR/02) indicates the provision of 2 spaces fronting the property plus a single garage. LPGN 16 no longer includes garages as contributing to parking provision. However, the provision of 2 spaces is considered acceptable given the sustainable location of the site.

Given the restricted nature of the frontage, it may be a better option for any garage doors to take the form of roller shutters for ease of access.

I would therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

NONSTD NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.

Supplementary Notes

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

Note to Applicant

E05NA 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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Chief Officer, Environment & Technical