

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0735 **Your Ref:** MRJ/P/2019/0735
Date: 3rd October 2019

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

Location: O. S Grid Ref: 334 519 32 Sandringham Road, Wrexham.

Development: Erection of proposed bungalow on land to the rear of 32 Sandringham Road with independent pedestrian and vehicular access.

I refer to your consultation dated 27/09/2019 in respect of the above.

Access

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

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing access is approximately 3.9m wide and provides visibility splays in excess of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway. Even with the proposed access, there would appear to be space for up to 3 cars to park at the existing property off the existing access.

The proposed access appears capable of providing splays of at least 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway subject to the existing hedgerow along the site frontage being lowered to a maximum height of 1m above the adjoining carriageway level.

I would recommend that the proposed access is a minimum width of 3.2m and is surfaced with hard bound materials eg/ bitmac for a minimum distance of 5m behind the adjoining highway. I would recommend that no gates are erected within 5m of the highway boundary.

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

The applicant will need to apply for s.184 consent in order to lower the kerb and strengthen the footway at the proposed access position.

Parking / Turning Provision

Parking provision shall be in accordance with LPGN 16 requirements. I would recommend maximum parking requirements are complied with given the property's proximity to the bend and given buses have to pass along this road. Parking provision at the proposed developments site appears adequate.

Ideally, turning provision would be of benefit in this location.

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. -----.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3.2 metres.

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.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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

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