

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0767 **Your Ref:** MRJ/P/2019/0767
Date: 16th October 2019

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

Location: O. S Grid Ref: 340 527 10 Windermere Road, Wrexham.

Development: Sub-division of existing property into separate dwellings.

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

The proposed development site is located on the corner of Windermere Road and Kendall Drive. Both roads are unclassified and subject to a 30mph speed limit. However, typical speeds are considered to be less than 30mph given the geometry of the road.

The dwelling / HMO appears to be served by 2 no. existing access points:-

Access (off Kendall Way)

This access provides parking provision for at least 4 no. vehicles plus turning provision and is served by an existing dropped kerb. The access is surfaced with hard bound materials. I would recommend that no gates are erected within 5m of the adjoining highway.

Access (off Windermere Road)

This access provides parking provision for approximately 2 no. vehicles plus turning provision. However, this access does not have a suitable dropped kerb. I would therefore recommend that the applicant applies for s.184 consent to lower the kerb and strengthen the footway at the point of access. The applicant did previously apply for s.184 consent in May 2012. However, the work was never carried out and the consent has now expired (ie/ more than 5 yrs since consent granted). The applicant will need to contact Jo Giles on Tel: 01978 729670 to re-apply. The access is surfaced with hard bound materials. I would recommend that no gates are erected within 5m of the adjoining highway.

Parking and Turning Provision

Parking and turning provision at the proposed development site is considered adequate.

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. -----.

NONSTD NO GATES WITHIN 5 METRES – BOTH ACCESSES

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

NONSTD DROPPED KERB VEHICULAR CROSSING (PLOT 10A)

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