

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: P/2018/0997

Your Ref: P/2018/0997

Date: 20 August 2019

Town and Country Planning Act 1990

Section 78 Appeal at Woodlands Farm, Dodds Lane, Gwersyllt

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of the response is attached for your information.

Peter Dathwa

MD Service Manager Environment

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0997	Your Ref:	P/2018/0997
Date:	10 January 2019		

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

Location: O. S Grid Ref: 3228 5314 Woodlands Farm, Dodds Lane, Gwersyllt
Development: Erection of 23 no. affordable units with associated parking, landscaping and ancillary works.

I refer to your consultation dated 29 November 2018 in respect of the above site.

The development site is located with a proposed access on to the classified highway Dodds Lane subject to a 20 mph speed limit; for which Welsh Government guidelines Manual for Streets recommend splays of 2.4 x 25m in both directions. The proposed access achieves splays well in excess of Welsh Government recommendations.

The proposed access will be constructed with 5.5m wide road and 6m kerb radius in to the site, in full accordance with Wrexham Council guidelines on new residential development,

Dodds Lane is quite busy particularly at peak hours. I would not wish to see a significant increase in traffic generation on this highway.

The applicant has submitted an assessment of the amount of traffic likely to be generated by the development using the nationally recognised TRICS database. According to the applicant the proposed development of 23 dwellings will only generate approximately 10 vehicles in the peak hour; these figures are considered to be lower than I would expect. For 23 dwellings I would anticipate somewhere nearer to 18 vehicles in the peak hour; this equates to an average of less than one additional vehicle every 3 minutes during the peak hour.

This level of traffic is not considered to be significant and is not likely to cause any significant detriment to highway safety.

Any new development will require a new 2m wide footway along the full frontage of the site.

The internal layout of the estate meets with current design standards and parking provision is adequate. Visibility out driveway to plot 6 and 7 is reliant on the front garden to plot 7

being maintained at a height of less than 0.5m above carriageway level – an appropriately worded planning condition should secure this in perpetuity.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 0.5 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage to plot 7. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

**026R
E06N
E07N**

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,
- 2) Detailed layout of the proposed new footway along the whole site frontage with Dodds Lane

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

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.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ35
050R**

NEW 2.0 METRE FOOTWAY

Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Peter Douthwaite

MA

Service Manager Environment

