

Cerys Jones

From: Sharon Holman
Sent: 04 July 2019 09:21
To: planning_admin
Subject: FW: P/2019/0312 - Lan to the rear of Brookfield Close, Ellesmere Lane, Penley
Attachments: Drg PN-GA-500. Rev A - General Arrangements Plan.pdf

Civ – 'add info web' below and 'amended plan web' attached – can I have a paper copy of the plan please?

Thanks
Sharon

From: Andrew Gough [<mailto:andrew@awgough.co.uk>]
Sent: 03 July 2019 17:23
To: Sharon Holman
Cc: 'osian@om-architecture.co.uk'; Keri Negron-Jennings; 'sajenner@yahoo.com'
Subject: P/2019/0312 - Lan to the rear of Brookfield Close, Ellesmere Lane, Penley

Dear Sharon,

I have been passed a copy of the comments from your Highway Officer in respect of the above and I offer the following response:

1. Junction visibility splays of 2.4m x 56m have been shown at the junction of the development with Ellesmere Lane.
2. The proposed estate road has a minimum carriageway width of 5.5m and is compliant with WCBC Standards. This has been annotated on the drawing.
3. Internal junction visibility splays of 2.4m x 25m have been shown on the layout to comply with typical speeds of 20mph.
4. The existing access will be rekerbed throughout whereby a minimum 40mm kerb face is provided and the service verges amended to footway standard.
5. The turning head at the end of the adoptable road has been amended to record with WCBC Standards.
6. The turning head at the end of the private access has similarly been amended to incorporate a standard turning head in accordance with WCBC Standards.
7. It is noted that the limit of adoption will be the end of the first turning head.
8. All single drives will be minimum 3.2m wide and double drives shall be 5.6m wide to comply with WCBC Standards.
9. The private drive has a width of approximately 5.0m which is the typical minimum width of a standard estate road and therefore is considered of satisfactory width to allow vehicles to exit and enter their private individual driveway.
10. The surface water drainage will be provided in the form of a piped system draining to attenuation basin/pond within the open space and then to the exiting ditch fronting the development along Ellesmere Lane. The existing ditch will be suitably regraded as shown on the plan.

We are currently in the process of completing a SAB Application which we shall forward under separate email once this has been completed.

The proposed estate roads will be constructed in their entirety in accordance with WCBC Standards and will be offered for adoption pursuant to S38/S278 of the Highways Act.

We consider that the above and attached address the points that have been raised, such that the Highway Officer is invited to confirm his acceptance to the proposals in order that the Planning Application may be positively determined.

Please let me know if you have any further comments or queries regarding any of the above points or any further issues you may have.

Kind regards

Andy Gough
Woodsyde Developments Limited

The Poppies
Lower Road
Harmer Hill
Shrewsbury
Shropshire
SY4 3QX

Tel: 01939 290483
Mob: 07527 352084