

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/P/2019/0398

Your Ref: KH/P/2019/0398

Date: 31st May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 488 4 Bridgeway West, Pentre Maelor, Wrexham.

Development: Change of use to 7 no. bedroom single-occupancy house in multiple occupation (HMO) including rear single-storey extension.

I refer to your consultation dated 30/05/2019 including layout plan (Drg. No. BW/PD/05) in respect of the above.

Access

The property is located on 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.

The carriageway fronting the property is approximately 5.3m wide but has no footway provision.

The property currently has no driveway / off street parking provision.

Parking Provision

The existing 4 bedroom property has no off-street parking provision. I assume that any cars associated with the property would have to park on the road outside the property or possibly in the layby further along the road.

LPGN 16 would normally require a maximum of 3 parking spaces for the existing 4 bedroom dwelling. LPGN 16 would normally require a maximum of 5 spaces for the proposed 7 bedroom HMO. The submitted layout plan (Drg. No. BW/PD/05) indicates the provision of 4 parking spaces in the front garden which is considered acceptable.

I would recommend any proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. A minimum 6m clearance will be required behind each parking space for maneuvering. This has been indicated on the submitted layout plan.

An Aco drain or similar will be required across the access to intercept any private surface water run-off.

The applicant will be required to apply for s.184 consent in order to lower the kerb and form the new access.

Waste Collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

- | | |
|---------------------|--|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. BW/PD/05 . |
| ZJ38
026R | PAVEMENT CROSSING
Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
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. |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |

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.

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Planning Control Manager

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