

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0892 **Your Ref:** MP/P/2017/0892
Date: 16th November 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 512 22 Bryn Estyn Road, Wrexham.

Development: Demolition of existing dwelling, erection of 2 no. detached dwellings with associated parking and new access.

I refer to your consultation dated 31/10/2017 in respect of the above.

A previous planning appeal in respect of planning application ref: P/2012/0576 for the erection of 1 no. detached dwelling at the site was allowed on 16/07/2103. This application proposed visibility splays from the proposed shared access of 2.4 x 31.7m to the west and 2.4 x 30.6m to the east. Visibility to the west was proposed to the centerline of the carriageway.

Proposed Access

I would recommend that the proposed access is a minimum width of 4.5m and paved with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

There is an existing side entry gully where the proposed access is to be located. However, this could be replaced with a standard road gully should the application be supported.

The applicant will need to apply for Section184 consent to construct the new access. The applicant will be required to provide further details of the proposed access and modified gully as part of this consent.

Existing Access

I would recommend that the existing access is permanently closed up and reinstated to full height footway construction. I would recommend that the remaining highway verge along the frontage of the site shall be cleared of any vegetation and re-seeded as grass verge. The applicant will need to apply for Section184 consent to close the existing access.

Parking & Turning Provision

The proposed dwellings appear to provide 3 no. parking spaces each which is considered adequate. Turning provision within the curtilage of the site is considered adequate.

Providing the above issues can be addressed, I would have no objections to the proposed development and recommend any permission include the following conditions:-

I therefore recommend any permission includes 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 no. **C077/017**.

ZJ11 ACCESS WIDTH

039R

The vehicular access hereby approved shall be a minimum width of 4.5 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.

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: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access*
- 2) *Permanent closure of existing access and reinstatement to full height kerbs*
- 3) *Removal of existing vegetation along site frontage and re-seeding of highway verge.*

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

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the highway verge at the new or modified access position and for the closure of the existing access. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Doonan

m Service Manager Environment