

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0090	Your Ref:	P/2019/0090
Date:	22 March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2977 5384 Land off Queens Road, Brymbo

Development: Erection of two storey dwelling and new access from Queens Road

I refer to your consultation dated 11 February 2019 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. The road is to remain closed to through traffic due to a land slip 100m south of the site.

Any new access serving the proposed dwellings will require visibility splays measuring 2.0 x 43m in both directions to the nearside edge. To achieve this, the existing site boundary may need to be reduced in height.

The proposed access is at an acute angle to the highway which will make manoeuvrability into the site difficult, a revised access plan is required.

The plan shows space for just one vehicle on the driveway. The proposed two spaces within a garage are not appropriate as garages do not count towards parking provision. A plan showing three dedicated off road parking spaces is required.

There is no indication of the gradient of the proposed driveway; the maximum permitted gradient is 1 in 8

Please ask the applicant to clarify what they intend for the temporary construction access once the development is complete.

It would also be helpful to mark up the location of the existing street light / electric pole as a reference point to ensure that it does not impact on the proposed access location.

Given that a land slip occurred on the road only 100m south of this site I have concerns over the suitability of this site for development as the proposed layout will require significant earthworks and presumably the erection of substantial retaining features. A full report on slope stability must be submitted for approval prior to any development on the site.

Please ask the applicant to submit a revised plan to address the comments above.

peterworthwaite

pu Service Manager Environment