

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0042 **Your Ref:** SEH/P/2018/0042
Date: 2nd February 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 415 392 11 Hillcrest, Penley, Wrexham.

Development: First floor extension over garage, single-storey extensions to front and rear with Juliette balcony to rear and extension to dropped kerb.

I refer to your consultation dated 30/01/2018 including revised layout plan (Drg. No. PL01 Rev A) in respect of the above.

Access

The proposed development site is located on an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the existing traffic calming measures in place.

Ideally, the proposed driveway should provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway. These splays are achievable in respect of the proposed modified access / driveway.

The proposed access will require an extension of the existing dropped kerb footway crossing across the full site frontage. Any proposed access will need to be surfaced 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.

No private surface water shall be allowed to flow onto the adjoining highway. I would recommend the installation of an Aco drain or similar across the proposed access to intercept any private surface water run-off.

In order to construct the proposed access, the applicant will need to submit an application for formal consent pursuant to Section 184 of the Highway Act 1980

Parking Provision

The extended 5 bedroom dwelling will provide 5 off-road parking spaces (garage excluded) which is considered acceptable

I therefore have no objections to the proposed development and 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. PL01 Rev A.
- NONSTD** **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 **2.0 metres x 25 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ38** **PAVEMENT CROSSING**
026R 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.
- 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.
- 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 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.

pete doothwaite

RM Service Manager Environment