

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0869	Your Ref:	PF/P/2017/0869
Date:	9 th November 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 408 535 Lilacs, Francis Lane, Holt, Wrexham.
Development: Erection of single garage and construction of new access / driveway (demolition of existing garage).

I refer to your consultation / email dated 25/10/2017 in respect of the above.

The proposed development site is located on the corner of Francis Lane / Dee Lane which are both unclassified roads subject to a 30mph speed limit.

I would estimate typical vehicle speeds travelling up Dee Lane towards the junction with Francis Lane at being around 15mph due to the geometry of the road and proximity of the junction with Francis Lane. I would estimate typical vehicle speeds of 25mph for vehicles travelling along Francis Lane.

Any proposed access at this point would normally be required to provide visibility splays of 2.4 x 33m to the north along Francis Lane measured to the nearside edge of the adjoining highway and 2.4 x 18m to the south along Dee Lane measured to the centerline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

The proposed reduction in length of the existing garage along with providing a single off-road parking space would be considered beneficial from the existing arrangement at the site.

I would recommend that any existing / proposed front boundary walls / fencing and planting are limited to a maximum height of 1m above the adjoining carriageway.

I would 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. -----.

ZJ21
038R

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

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, 2, 3, 4 & 5 of the supplementary notes.

Peter Oonkwa

W Service Manager Environment