

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0992	Your Ref:	MR/P/2017/0992
Date:	15 th December 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 574 Hansels Mead, Chapel Lane, Rossett, Wrexham.

Development: Parking and operation of 1 no. private hire vehicle.

I refer to your consultation dated 06/12/2017 in respect of the above.

The proposed development site is located on Chapel Lane which is an unclassified, residential road subject to a 20mph speed limit. Chapel Lane has traffic calming measures in place (ie/ speed cushions) which also assist in minimizing speeds along this section.

Visibility from the existing driveway is adequate providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway. The property is fronted by a 2.0m wide footway. I would recommend that the applicant widens the extent of the dropped kerb fronting the driveway. The applicant will need to apply for s.184 consent in order to extend the existing dropped kerbs across the driveway.

It would appear that the property has space on the existing driveway for up to 2 vehicles plus a garage space. Assuming that any vehicle(s) that already parks on the driveway associated with the existing property is also the taxi vehicle, then I would raise no objections on parking grounds.

I assume that any permission will restrict the business to being a non-operational base.

As the proposed business is located within a residential area, it may be considered appropriate to grant a temporary permission eg/ one year, to enable the effects of the operation to be monitored.

Based on the above assumptions, I would advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

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

Note to Applicant

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.

peter oomwaits

m Service Manager Environment