

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0444 **Your Ref:** PF/P/2017/0444
Date: 10th July 2017

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

Location: O. S Grid Ref: 351 420 Greenacres, School Lane, Erbistock, Wrexham.
Development: Outline application to erect 1 no. four bedroom detached dwelling and garage within garden area.

I refer to the email dated 07/07/2017 from HDS Architectural Services including layout plan (Drg. No. GA/SP/01 Rev A) in respect of the above.

Although all matters are reserved, I would like to make the following comments:-

Access off Cae Adda Lane (Reserved Matter)

Cae Adda Lane is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility splays can be relaxed to the centerline of the road given the restricted carriageway width along this section.

The submitted layout plan indicates that the required splays can be provided from the proposed access. However, the provision of the required splays will require the removal of some of the existing trees / shrubs / hedgerow along the site frontage

Any proposed access in this location shall be a minimum width of 3m with and surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the adjoining highway.

No private surface water shall be allowed to flow onto the adjoining highway. An Aco drain or similar may be required across any proposed access in this location.

I would suggest that the applicant considers improvements to visibility from the 3 no. existing accesses off School Lane.

Parking & Turning Provision (Reserved Matter)

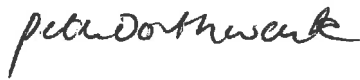
I would recommend that parking provision complies with LPGN 16 maximum requirements given the remote location of the site.

It would be considered beneficial to provide adequate turning provision within the curtilage of the development site.

I would therefore have no objections in principle to the proposed development.

Supplementary Notes

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



121 Service Manager Environment