

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0307	Your Ref:	SEH/P/2017/0307
Date:	27 th April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 578 45 Darland Lane, Rossett, Wrexham.

Development: Ground floor extension to existing garage to form lounge with first floor extension over to increase bedrooms and bathrooms together with dormer windows and construction of new vehicular access.

I refer to your consultation dated 19/04/2017 in respect of the above.

The proposed development site is located Darland Lane which is an classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road and existing traffic calming measures in place.

Any proposed / existing access would normally be required to provide visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Existing Access

The existing access provides adequate visibility splays in excess of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway.

The existing access is approximately 2.9m wide and 11.8m long which is adequate to accommodate parking for up to 2 cars.

No gates shall be erected within 5m of the highway boundary.

Proposed Access

I would recommend that any proposed access in this location provides visibility splays of 2.0 x 33m in the northerly direction measured to the nearside edge of the adjoining highway and 2.0 x 33m in the southerly direction measured to the centreline of the adjoining highway. Visibility can be permitted to the centerline of the road given the restricted carriageway width along this section in this direction.

The proposed access appears to be approximately 4.1m wide and 17.8m long which is adequate to accommodate parking for up to 3 cars. I assume that the proposed access will utilize the existing dropped kerb fronting the access, shared with the adjoining property.

No gates shall be erected within 5m of the highway boundary.

However, the submitted plans do not indicate visibility splays from the existing / proposed accesses. I would recommend that the full extent of the above splays are indicated on a revised layout plan.

Parking and turning

The proposed development is for a 5 bedroom dwelling for which a maximum of 4 parking spaces would normally be required in accordance with LPGN 16. The proposed provision of 5 parking spaces at the site is considered adequate.

As the property fronts a classified road, adequate turning provision within the curtilage of the site would normally be required.

The existing access / driveway has no turning facility. However, this is an existing driveway and other properties along Darland Lane do not provide such facilities. In terms of the proposed access, I would recommend that a suitable turning facility is provided. **I would recommend that the applicant submits a revised layout plan indicating suitable turning provision for this access (see LPGN 16 and LPGN 21 for guidance).**

Any proposed access will need to be paved with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway.

No surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run off.

Please ask the applicant to annotate the above detail on a revised layout plan.

Providing that the applicant addresses the above issues I would have no objection to the proposed development. In await the requested information.

Supplementary Notes

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

Note to Applicant:

If the applicant needs to widen the extent of the dropped kerb outside the property, they will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 to arrange for this consent.

puerowhwaite