

# MEMORANDUM

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| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Environment and Planning |
| <b>Our Ref:</b> | EP/DC/PP/2017/0363          | <b>Your Ref:</b> | PF/P/2017/0363                   |
| <b>Date:</b>    | 18 <sup>th</sup> May 2017   |                  |                                  |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 334 513 63 Price's Lane, Wrexham.

**Development:** Removal of front boundary hedge and lowering of kerb to construct vehicular access and parking area.

I refer to your consultation dated 17/05/2017 in respect of the above.

The proposed development site is located on Price's Lane which is a busy, classified road subject to a 30mph speed limit.

Based on such speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The property already appears to have a suitable parking area to the rear which I assume would previously have been the garden area. There would appear to be space for up to 4 cars at the rear of the property. There are 2 no. access points along Price's Lane providing access to the rear of the properties along this section. These accesses also provide access to the existing allotments behind the existing dwellings. Visibility from both of these accesses onto Prices Lane is inadequate. However, these are existing accesses.

In terms of providing an access at the front of the property, it would not appear possible to provide the required visibility splays in both directions from the site given its limited frontage (approx. 8.5m) and geometry of the road. It would also appear impossible to provide a suitable turning area within the curtilage of the front garden area.

However, there are a number of existing properties on both sides of the road along Price's Lane that have accesses which do not provide the required visibility splays or have adequate turning provision.

A previous planning application (ref: WRR / 11639) at no. 59 Price's Lane was refused on 09/10/1985 for having inadequate turning provision but was subsequently allowed at appeal. It is therefore considered that a precedent has been set for allowing frontage access along this section of Price's Lane. On this basis, I would have to support the formation of a new access onto Price's Lane at the property (no. 63).

No detailed plan indicating the precise location of the access / parking space has been provided. However, it would only appear possible to provide a single parking space / access at the western end of the site in order to maximize visibility in both directions. **I would recommend that the applicant provides a layout plan indicating / annotating the above detail.**

If the application is supported, I would recommend that nothing is planted, allowed to grow or erected to a height greater than 0.6 metres 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.

I would recommend that any proposed access / driveway is 3.0m wide and at least 5m deep. Any proposed access shall 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 adjoining highway.

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.

**I await the requested information.**

#### ***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 cross the footway at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

#### **Supplementary Notes**

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

*Peter Douthwaite*

6/11 Service Manager Environment