

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0630 **Your Ref:** SEH/P/2017/0630
Date: 11th August 2017

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

Location: O. S Grid Ref: 333 517 9 Parkers Close, Wrexham.

Development: Outline application to erect 1 no. detached dwelling on land adjacent to 9 Parkers Close.

I refer to your consultation dated 02/08/2017 including layout plan (Drg. No. T063/002 - Dated May 2017) in respect of the above.

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

The proposed development site is located on Parkers Close which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10mph given the geometry of the road.

Access (Reserved Matter)

The submitted layout plan appears to be at a scale of 1:200 not 1:250 as stated. The proposed access appears to be approximately 5m wide which is considered adequate.

I would recommend that any proposed access / driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

A licence will need to be obtained by the applicant (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.

Parking Provision (Reserved Matter)

I would recommend that any proposed parking provision complies with the requirements of LPGN 16.

In principle, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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

Peter Oatthwaite

MP Service Manager Environment