

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0288

Your Ref: MR/P/2017/0288

Date: 3rd May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 549 1 Bramble Close, Marford, Wrexham.

Development: Two storey extension (removal of existing garage).

I refer to your consultation dated 25/04/2017 in respect of the above.

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

The existing property is 2 bedroomed and currently provides 3 parking spaces on the driveway and 1 space within the single garage.

Whilst visiting the site on 03/05/2017, I observed 2 no. vehicles parked within the turning head which made turning around difficult.

The proposed development would increase the number of bedrooms to 4 no. and reduce parking provision to 2 no. spaces on the driveway. To avoid any further potential for on-street parking within the cul de sac, I would recommend that the applicant widens the driveway to 5.6m and provides 3 no. parking spaces compliant with LPGN 16.

The applicant will be required to apply for consent (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath at the new access position.

Any proposed driveway shall be paved with hard bound materials for a minimum distance of 5m behind the adjoining highway. No private surface water shall be allowed to flow onto the adjoining highway. An Aco drain or similar shall be installed across the proposed driveway / back of footway to intercept any such run-off.

The existing conifer(s) fronting the site are encroaching onto the adopted footway. I would recommend that the conifers / vegetation fronting the site are removed.

Please ask the applicant to provide a revised layout plan indicating the above access / parking arrangements for further approval.

Providing the above issues are addressed, I would have no objections to the proposed development on highway grounds.

I await the requested information.

Supplementary Notes

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

Notes 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.

Public Footpath No.6 - Marford & Hoseley passes in front of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

 Service Manager Environment