

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0137 **Your Ref:** MP/P/2017/0137
Date: 22nd February 2017

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

Location: O. S Grid Ref: 354 435 Land adjacent to and north of The Nant, Erbistock, Wrexham.

Development: Outline application to erect 1 no. detached dwelling.

I refer to your consultation dated 21/02/2017 in respect of the above.

Access (Reserved Matter)

The development site is located on the A528 Overton Road which is a classified road subject to a 50mph speed limit. However, this section of the A528 takes the form of a cul de sac along which I would estimate typical vehicle speeds at being around 15mph.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

In order to ensure that adequate visibility is provided from the proposed access, I would recommend that nothing is erected / planted greater than 1.0m in height within 2.4 metres of the adjoining carriageway along the site frontage. This will require the removal / setting back of the existing hedgerow.

I would recommend that any proposed access is a minimum width of 3.0m and is surfaced with hard bound materials for at least 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

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

Layout (Reserved Matter)

Adequate parking and turning provision will be required within the curtilage of the development site.

In principle, I 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 Duth warts

14 Service Manager Environment