

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0745

Your Ref: MP/P/2015/0745

Date: 12TH October 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 512 3 Camberley Drive, Wrexham.

Development: Outline application to erect 1 no. dwelling on land adjacent to 3 Camberley Drive – All detailed matters reserved.

I refer to your consultation dated 08/10/2015 in respect of the above.

The proposed development site is located on the corner of Park Avenue and Camberley Drive which are both unclassified, residential roads subject to a 30mph speed limit.

Access onto Park Aveune (proposed)

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m 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.

It would appear possible to provide an access in this location which could provide the required visibility splays. Any proposed access would need to be a minimum width of 3m. The applicant will need to apply for s.184 consent in order to construct an access in this location.

I would recommend that any proposed access provides pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 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 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.

Given the proximity of the proposed access to the existing mature tree in the highway verge, it may prove difficult to construct an access in this location using standard flexible construction. I assume that the Arboricultural Officer will advise on any issues relating to root protection zones.

Access onto Camberley Drive

If issues relating to the existing trees prevent the construction of a suitable access off Park Avenue, then I would suggest that the applicant considers providing an access at the eastern end of the site off Camberley Drive.

It would appear possible to provide an access in this location that could provide adequate visibility.

Parking and Turning Provision

Adequate parking provision shall be provided for the existing / proposed dwelling in accordance with LPGN 16 requirements.

Although, turning provision is not normally required off an unclassified road, I would suggest that such provision is provided in the interest of highway safety.

I have no objections in principle to the proposed development subject to the above requirements.

Supplementary Notes

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


hp Service Manager Environment