

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/07144	Your Ref:	P/2015/0144
Date:	27 November 2015		

Location: O. S Grid Ref: 3490 5470 Former play area off Parsonage Close, Gresford
Development: Erection of 3 no. two bedroom dwellings and provision of associated parking

I refer to your revised consultation in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 20mph due to the geometry of the road.

Most of the houses backing on to Parsonage Close do not have dedicated off road parking so there is a fair amount of on street parking particularly during the evening. I would not therefore wish to support any significant increase in traffic generation along its length.

However it is considered that the proposed development of only 3 x 2 bedroom houses is unlikely to generate a significant amount of traffic; perhaps 3 cars in the peak hour i.e 1 every 20 minutes on average and then significantly less than this during the rest of the day.

The proposed development provides off road parking to full LPGN 16 recommendations.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ21
038R**

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway 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 permanently retained clear of any such obstruction.

- ZJO7**
043R **ACCESS SURFACE (5 metres)**
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
- ZJO9**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR ACCESS**
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.

Note to Applicant

E05NA 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 729696.



Mr Service Manager Environment