

MEMORANDUM



From: Service Manager Environment

Our Ref: ENV/DC/PP/2015/0752

Date: 21st October 2015

To: Head of Community Well-being
and Development

Your Ref: KH/P/2015/0752

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 495 Ryecroft 36 to 38 Percy Road, Wrexham.

Development: Change of use from residential car home to 5 no. bedroom detached dwelling, erection of new dwelling and construction of new access.

I refer to your consultation dated 12/10/2015 in respect of the above.

Proposed 5 bedroom dwelling – 36 Belgrave Road

The proposed / existing dwelling will be accessed off Belgrave Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the proximity to the junction with Percy Road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 33m in both directions measured to the nearside edge of the adjoining highway.

It would appear possible to provide the required visibility splays from the proposed access.

I would recommend that the proposed access is a minimum width of 3m. The access shall be paved 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. The existing adjoining dropped kerb will need to be extended to form the new access and will require s.184 consent.

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.

The proposed parking and turning provision indicated on the submitted layout plan (Drg. No. L044/004 Rev B) appears adequate.

Proposed 4 bedroom dwelling – 38 Percy Road

The proposed dwelling will be accessed off Percy Road which is an unclassified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear possible to provide the required visibility splays from the proposed / existing access.

I would recommend that the proposed access is a minimum width of 3m. The access shall be paved 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. The existing access is only 2.4m wide. The existing dropped kerb will need to be extended to form the new access and will require s.184 consent.

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.

The proposed parking provision indicated on the submitted layout plan (Drg. No. L039/004 Rev B) appears adequate.

I have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Belgrave Road Access

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Percy Road Access

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS WIDTH

039R The vehicular accesses hereby approved shall be a minimum width of 3 metres.

NONSTD ACCESS SURFACE (PROPOSED ACCESSES)

043R Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

NONSTD NO GATES WITHIN 5 METRES (PROPOSED ACCESSES)

033R There shall be no gates or other means of enclosure across the vehicular access points within 5 metres of the highway boundary.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing nos. **L044/004 Rev B** and **L039/004 Rev B** 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.

NONSTD PAVEMENT CROSSINGS

050R Prior to first use of the development a pavement crossing to serve both dwellings shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

NONSTD NO PRIVATE SURFACE WATER RUN OFF

026R 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 accesses to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Note to Applicant

NONSTD 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 kerblin and cross the footpath at the new access positions. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Oarkwaite

PM

Service Manager Environment