

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well Being
and Development

Our Ref: P/2014/0739

Your Ref: P/2014/0739

Date: 11 September 2015

Town and Country Planning Act 1990

Section 78 Appeal at Land Land West of Ley Farm, Green Lane, Halton, Chirk

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

Peter Ormrod

11.

Service Manager Environment

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2014/0739	Your Ref:	P/2014/0739
Date:	16 April 2015		

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

Location: O. S Grid Ref: 3290 3390 Land west of Ley Farm, Sycamore Drive, Chirk
Development: Residential development of 73 dwellings, including new access from Sycamore Drive and associated landscaping, play area and public open space.

I refer to your revised consultation dated 16 April 2015 concerning the above.

There was a Welsh government planning appeal on the site in 2007 (P/2007/0028). The Inspector confirmed that there was an extant planning permission on the site for 85 dwellings granted in 1977 and commented that 'although I can understand local residents concerns about additional traffic, these must be set against the original position'. The principle of residential development at this site has therefore already been established and accepted by the Welsh government.

The site has access off an unadopted highway known as Sycamore Drive. Until such time that Sycamore Drive is constructed to an adoptable standard no development will be permitted at the site. It is a matter for the developer to ascertain how this is to be achieved. It is also noted that Ash Grove which adjoins Sycamore Drive is not adopted highway and is in need of upgrading.

Although traffic generation from the site will increase queuing at Crogen junction on to the B5070 it is considered that the junction will still operate within capacity. In order to reduce the traffic impact I would recommend that a travel plan is formulated in conjunction with the local travel plan coordinator. A condition will be attached to ensure that the travel plan requirements are implemented and monitored to help encourage sustainable travel and identify measures to increase the scope for modal shift.

The vertical and horizontal alignment of the road meets with current council design standards. Adequate turning facility for a refuse wagon is provided at the top of the site. Pedestrians are adequately catered throughout the site with links to the existing estate road and Public Rights of Way. The Council will only adopt the footways constructed to the appropriate standard; gravel based footpaths and link paths shall be maintained by the developer as part of a POS maintenance regime.

A traffic calming feature will ensure that speed of traffic is controlled as vehicles approach Sycamore Drive from the new site. The traffic calming will also provide a safe route across the estate road for pedestrians using the PROW.

Visibility from each private access is concurrent with current guidance though this will be reliant of hedgerows around plots 15 to 18 being maintained below 600mm in height. Forward visibility along the highway is also concurrent with design standards.

Parking provision is in full compliance with the maximum standards of LPGN no 16.

It is noted that Welsh Water has refused permission to discharge surface water via their combined sewer system. Full calculations must therefore be submitted to demonstrate how the site is to be adequately drained.

I recommend that any permission include the following conditions

CONDITIONS

NONSTDC SYCAMORE DRIVE

026R No development shall take place on the application site until such time as the highways and footways of Sycamore Drive have been improved to a standard suitable for adoption.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of the proposed new footway / carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

NONSTDC SUBMISSION OF FURTHER DETAILS (SYCAMORE DRIVE)

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction for the proposed adoption of Sycamore Drive

The scheme as is approved shall be fully implemented prior to any development on site

ZJ46 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 access to intercept any such run off prior to first use of the development.

ZJ43 TRAVEL PLAN

055R

Prior to first use of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of an annual monitoring which shall be submitted to the Local Planning Authority for written approval following the anniversary of first use of the development, and every year after up to and including the fifth anniversary.

NONSTDC ACCESS GRADIENT

039R

Each vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

NONSTDC ACCESS SURFACE (5 metres)

043R

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

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

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.

ZJ31 TRAFFIC CALMING (INTERNAL ROADS)

026R

Within one month of commencement of development a scheme detailing the layout, design and means of traffic calming proposed for the internal estate road(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

ZJ21 MAXIMISING VISIBILITY

038R

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.

ZJ21 MAXIMISING VISIBILITY (PLOTS 15 TO 18)

038R

Nothing shall be planted, allowed to grow or erected to a height greater than 0.6 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.

SECTION 106 provisions

The developer shall enter into a section 106 agreement to pay the full contribution towards the costs of making Ash Grove up to a standard suitable for adoption by the Council

The developer shall enter a s.106 agreement with the Council to contribute to the funding of Travel Plan monitoring by the Regional travel Plan Coordinator. The required funding would be £2000 per annum over 5 years (ie Total of £10,000).

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

E06N CONSTRUCTION OF ACCESS AND ESTATE ROADS ETC

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable **BEFORE** development commences. Please contact the Highway Authority on telephone no. 01978 729696 for further guidance.

Peter Downward

PM Senior Service Manager