

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2012/0742 **Your Ref:** SEH/P/2012/0742

Date: 8TH November 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 351 498 Land at Glan Gors, Caia Park, Wrexham.

Development: Submission of Reserved Matters Pursuant to Outline Planning Permission P/2010/0216 (Design, Access, Appearance, Landscaping and Layout). Erection of 23 no. Dwellings.

I refer to your consultation dated 30/10/2012 including layout plan (Drg. No. C801.03G – Dated 03/05/2012) in respect of the above.

The proposed development site is located on Vyrnwy Way which is an unclassified, residential road subject to a 20mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the proposed access serving the development site is adequate in both directions providing splays of approximately 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

I assume the proposed raised table fronting plots 2 & 3 will be surfaced with block paviors or similar. Any proposed materials should be of standard specification and easily sourced. I would recommend that any proposed block paviors are concrete as opposed to clay.

The estate road and all proposed footway links will require appropriate lighting provision to adoptable standards.

The proposed rumble strip located just inside the proposed estate road is considered unnecessary and should be deleted.

In terms of parking provision, I comment as follows:-

LPGN 16 would normally require a maximum of 56 no. spaces for the proposed development. The submitted layout plan indicates the provision of 44 no. spaces. The development site is well served by public transport and the proposed level parking provision is therefore considered adequate.

However, the proposed parking spaces / driveway alongside plot no. 9 only appears to be 9.4m in length. This driveway should be increased to 9.6m to avoid parked vehicles encroaching on the footway. The 2 no. visitor / disabled parking spaces fronting plot nos. 16/17 & 20/21 appear to encroach on the communal paths serving the proposed properties. I would recommend that these spaces are amended to avoid encroachment.

The proposed 2.0m wide footway fronting the development site is considered adequate. The existing lighting column along the frontage of the site located opposite the junction with Coed Aben will need to be re-located to the back of the proposed footway.

In terms of surface water drainage proposals, I comment as follows:-

I understand that the proposed development site is located on a former landfill site. I understand that the development site and surrounding areas have been subject to flooding issues in the past. I understand that the developer has already carried out investigations on site to determine whether soakaways would be suitable to serve as a sustainable drainage option. I have been informed that the ground conditions would not suit the use of soakaways.

The developer has indicated that they wish to utilize the existing surface water sewers running alongside the development site serving the surrounding area. I understand that these existing drains are likely to be under the control of the WCBC Housing Department. Any permission to utilize these existing sewers to drain the proposed development site would require consent from the Housing Department and evidence that the existing drainage system has the capacity to accommodate additional surface water.

Subject to the minor alterations detailed above (including submission / approval of revised layout plan), I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

NONSTD GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with the approved layout plan.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction of
E06N the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new carriageway / footway,*
- 2) *A scheme of street lighting for the proposed estate road and proposed footway links serving the development site*

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

Note to Applicant

The proposed internal estate roads, footways and highway improvement works should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.

In order to obtain consent to utilize the existing Housing maintained drainage sewers to drain the development site, I would recommend that you liaise with the WCBC Housing Department – contact Keith Edwards on Tel: 01978 315356.

I would recommend that the applicant discusses any proposed drainage schemes with Charlotte Beattie – Flood & Water Management Resilience Officer on Tel: 01978 298827.

Supplementary Notes

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

Peter Oortwalle

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Network and Infrastructure Manager

