

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0249

Your Ref: P/2012/0249

Date: 11 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2970 5380 Land at Queens Road, Brymbo

Development: Outline application for erection of 3 no. detached dwellings and access road.

I refer to your consultation dated 11 April 2012 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit. There is an existing vehicular access serving two garages.

Any new access serving the proposed 3 dwellings will require visibility splays measuring 2.4 x 43m in both directions to the nearside edge. To achieve this, the existing site boundary retaining wall to the south of the access will need to be relocated.

The submitted plans do not demonstrate any improvements to pedestrian provision in the vicinity of the site. A new footway across the full site frontage to link with the existing footway to the north is required.

The submitted plans do not indicate at what gradient the proposed site access is to be constructed. Given the existing site topography I have concerns that the gradient may be steeper than 1 in 8; I would object to a gradient of more than 1 in 8 on highway safety grounds.

Given that a land slip occurred on the road only 100m south of this site I have serious concerns over the suitability of this site for development as the proposed layout of each of the dwellings, particularly plots 2 and 3, will require significant earthworks and presumably the erection of substantial retaining features.

Plot 3 does not appear to have an adequate off road turning facility which will potentially lead to cars reversing on the classified highway.

Please ask the applicant to submit further information to demonstrate the following:

- A 2m wide footway across the full site frontage linking to the existing footway to the north.

- Visibility splays of 2.4 x 43m to the nearside edge in both directions.
- An access with gradient no greater than 1 in 8 with a topographical survey proving this is an accurate reflection of what is achievable.
- Adequate off road parking and turning facility for each proposed dwelling.
- A geotechnical report to assess the stability of the slope / ground conditions.

Peter DeThwaite
p.p. Network and Infrastructure Manager