Access statement for Erlas Victorian Walled Garden, Bryn Estyn Road, Wrexham LL13 9TY

The site is located on a classified highway within a derestricted speed limit. However vehicular speed is likely to be no more than 30mph due to the geometry of the road.

Welsh Government guidance recommends a splay of 2.4m x 43m in both directions for the presumed speed of traffic; it is possible to achieve these splays from the proposed access. This will require trimming back of hedges either side of the access.

There is an existing gated access shown in the photograph below.



Visibility to the west of the access is approximately 2.4 x 5 m due to the proximity to the boundary hedge. To the east visibility of 2.4 x 43m is achievable to the centre of the carriageway.

Visibility is so poor to the west that the current tenants of Erlas Victorian Walled Garden want a new access with improved splays to provide enhanced safety for all highway users.

The proposed access will be constructed at 5m width with a 4.5m kerb radius either side. It will be hard surfaced for 5m behind the highway boundary.

No private water will be permitted to flow on to the adjoining highway.

Visibility splays of 2.4 x 43m are achievable in both directions with some trimming back of the trees; this has been agreed with WCBC arboricultural officer.

Parking at the site will remain as existing but exit / entry will be via a far safer access point.

Given that the proposed new access will ensure significant improvement to highway safety there is no reason why the highway department would object to the application.