MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0215	**Your Ref:**	P/2025/0215
Date:	22/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: YMESTYN Y PALMANT CWRBYN ISEL PRESENNOL / EXTENSION TO EXISTING DROPPED KERB

LOCATION: 1 FOREST VIEW, BANGOR ROAD, MARCHWIEL, WREXHAM, LL13 0SE

I refer to your consultation / email dated 31/03/2025 in respect of the above.

Access

The proposed development site is located on the A525 Bangor Road which is a classified road currently subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed / existing access would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge.

Visibility from the existing 4.6m wide access is inadequate in both directions providing splays of approximately 2.4 x 14m to the east and 2.4 x 4m to the west measured to the nearside edge. Visibility is impeded in the westerly direction by the existing hedgerow / vegetation. Visibility in the easterly direction is restricted in that the required splays would need to cut across 3rd party land.

It is understood that the proposed development comprises the widening of the existing access from 4.6m to 7.3m in the westerly direction (following conversation with applicant on site). However, the submitted plans do not appear to demonstrate this detail or any detail relating to the existing visibility splays or proposed visibility splays from the improved access. **The LHA recommend that these details are indicated on a suitably scaled plan**

Any proposed widened access will require a minimum of 5m of hard bound surfacing behind the adjoining highway. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

If the application is supported, the applicant will need to apply for s.184 consent to cross the highway verge at the new access position.

Conclusion

In conclusion, the LHA request the following information:-

- It is understood that the proposed development comprises the widening of the existing access from 4.6m to 7.3m in the westerly direction (following conversation with applicant on site). However, the submitted plans do not appear to demonstrate this detail or any detail relating to the existing visibility splays or proposed visibility splays from the improved access. **The LHA recommend that these details are indicated on a suitably scaled plan**

- Any proposed widened access will require a minimum of 5m of hard bound surfacing behind the adjoining highway. **The LHA recommend that this detail is indicated on a suitably scaled plan.**

- An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off. **The LHA recommend that this detail is indicated on a suitably scaled plan** (located just behind the highway boundary).



On behalf of Chief Officer, Environment & Technical