

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/PP/P/2023/0307	Your Ref:	P/2023/0307
Date:	29/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

151 COED ABEN WREXHAM

Grid Ref: E 335395 N 349756

I refer to your consultation / email dated 26/06/2023 in respect of the above.

Access

The proposed development site proposes to access onto Cefn Road which is a busy, classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear possible to provide the required splays from the site frontage.

In order to cross the verge and adopted footway, the applicant would require s.184 consent from the Council to lower the kerb and strengthen the footway at the new access position. It would appear that the 2.3m wide verge is under the control of our Housing / Assets Department. Consent to cross this strip of land and construct a suitable access would be required from this department (contact Steve Plack Tel: 01978 315676).

I assume that the applicant wishes to create 2 off road parking spaces side by side which is achievable. However, as the property fronts a classified road, a suitable turning area would also be required. **The property does not have sufficient space to provide adequate turning. I would therefore be unable to support the proposed development.**

Parking & Turning Provision

The applicant does not appear to have any existing off street parking provision. However, it is not clear if the applicant has use of any of the existing garages to the rear of the property. The applicant may wish to consider providing parking within the curtilage of the site at the rear of the property. Any proposed access onto the adopted highway in this location would still require s.184 consent.

Turning provision (within the site curtilage) is not required onto the adopted highway at the rear of the property. Any proposed access would require 5m of hard bound paving with no gates within 5m of the highway boundary.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the turning of vehicles clear of the public highway (Cefn Road).

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical