

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2021/0994	Your Ref:	MRJ/P/2021/0994
Date:	5 th November 2021		

TOWN AND COUNTRY PLANNING ACT 1990

TROSI ADEILAD AMAETHYDDOL YN LLETY GWYLIAU 4 YSTAFELL WELY / CONVERSION OF AGRICULTURAL BUILDING INTO 4 BED HOLIDAY LET **ODDI AR Y TWMPATH GARTH GLYN CEIRIOG WREXHAM**

Grid Ref: E 320206 N 338202

I refer to your consultation / email dated 25/10/2021 including Site plan (Drg. 3971/02) in respect of the above.

Access

The unclassified road accesses onto the High Street which is a classified road subject to a 30mph speed limit. Typical vehicle speeds around 25mph given the geometry of the road.

The proposed development site is located on a narrow, unclassified road subject to a 30mph speed limit. Estimated typical vehicle speeds at being around 20mph along this section given the geometry of the road and condition (adjacent to newly formed access). Manual for Streets require any proposed / existing access to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway. The access provides visibility splays of at least 2.4 x 25m in both directions which would be considered adequate.

The access is approximately 15m wide reducing to at least 4.8m at 5m from frontage of proposed site access and accommodates two cars sitting side by side. The access is surfaced with hard bound materials for approximately 6.7m with loose stone beyond. Proposed access of this nature would need to be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary, with no gates being erected. An Aco drain or similar would be required to intercept any private surface water run-off onto the adjacent highways and appropriate drainage system to convey the surface water as part of the SUDS guidance documents.

Parking

There appears be an appropriate sized area to accommodate vehicular parking arrangements in accordance with LPGN16, three parking spaces (minimum size 2.4 x 4.8m). Site plan (Drg. 3971/02) to be updated.

We request the applicant update the 'Site Plan' Drg 3971/02 detailing the parking arrangement/layout for the proposals

We recommend the following conditions:

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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 blue ink, appearing to read 'D. J. ...', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical