

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0954 **Your Ref:** SHE/P/2021/0954
Date: 15th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING AND SCALE RESERVED)
LAND ADJACENT TO CYNEFIN WESLEY ROAD BWLCHGWYN WREXHAM

Grid Ref: E 326183.71 N 353387.15

I refer to your consultation dated 07/10/2021 in respect of the above and would advise you that we have the following comments;

The development site is situated on a narrow unclassified highway subject to a 30 mph speed limit, the vehicular speed is considered to be no more than 20 mph due to the geometry of the road. Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.0 x 25m in both directions to the centre line of the highway. Adequate visibility is achievable from the proposed access as per the previously granted application **P/2015/0635**

Visibility to the east is only achievable over land in the ownership of the neighbouring dwelling known as Ty Saer. A recent planning application on Ty Saer includes a condition which ensures that nothing is allowed to be built or planted along the full length of the site any higher than 1m. Visibility across Ty Saer is therefore achievable and secured in perpetuity from the proposed access to Cynefin.

There is space within the site to provide adequate off road parking and turning facilities.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway.

The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)

043R

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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.

ZJ11 ACCESS WIDTH

039R

The vehicular access hereby approved shall be a minimum width of 3.2 metres

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.

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Chief Officer Environment & Technical