

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Rhian Chitty
Our Ref:	ET/DC/P/2023/0511	Your Ref:	P/2023/0511
Date:	9 th October 2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR YNG NGHEFN AC AR OCHR ADEILAD/TWO STOREY SIDE AND REAR EXTENSION.

BRYN AWEL Ffordd Uchaf Gwynfryn Wrexham
Grid Ref: E 325731.42 N 352532.98

I refer to your consultation / email dated 22/08/2023 in respect of the above, noting this application is for a two storey side and rear extension to an existing residential property, with an existing single private drive access onto Ffordd Uchaf

We would anticipate speeds not exceeding 20mph on the existing highway as being reasonable. Consequently, the following visibility splays are accepted:

- a. 31m to the T junction to the east, and
- b. 37m to the west, using a set back of 2m within the drive

The additional bedroom is unlikely to create unacceptable significant increases in traffic flow.

Parking:

Referring to LPGN16e there should be capacity for 4 cars plus turning on the applicants driveway, excluding use of the garage. Can the applicant provide a plan demonstrating this, or can any approval condition accordingly

Conclusion:

We have no objection to this proposal from a highways perspective subject to the above, and application of the following standard conditions, although, again, the existing driveway is hardpaved, and with a set back gate:

ZJ07: Access surface (5m)

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 meters behind the adjoining highway.

NONSTD NO GATES:

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

DRAINAGE

The applicant should provide drainage that prevents any surface water from the applicants site and driveway discharging onto the public highway.

A handwritten signature in black ink, appearing to read 'R. W. Key', is positioned above the title.

Chief Officer, Environment & Technical