

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Tyler Fox
Our Ref:	ET/DC/PP/P/2023/0465	Your Ref:	P/2023/0465
Date:	20 th September 2023		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU/FORMATION OF VEHICULAR ACCESS.

5 EAST VIEW BLUE BELL LANE PANDY WREXHAM

Grid Ref: E 333372 N 353132

I refer to your consultation / email dated 08/08/2023 in respect of the above.

We confirm that we have **no objection** to the provision of a vehicular access within the front garden
subject to: -

- 1) The applicant entering into a S184 agreement at their expense with highwayroadworks@wrexham.gov.uk to carry out the kerb lowering and tarmac works.
- 2) There should be no gate within 5m of the highway that is capable of swinging onto the highway and footpath.
- 3) The surface should be of a hard paved material, avoiding loose gravel or similar unbound material spilling onto the highway.
- 4) The applicant should not allow rainwater to access onto the public highway. We suggest an Aco drain or similar definite channel be provided in tandem with levels falling away from the back edge of the footway.
- 5) At no time should the main carriageway be blocked without adequate construction traffic management (both vehicular and pedestrian) by competent supervised operatives coordinated with the council's highway team.
- 6) There should be no obstructions higher than 1.05m that affects the visibility in both directions on the boundary of the plots (hedging may need to be trimmed accordingly within the applicants plot.)

Ordinarily we would not support a parking space onto a 30mph classified highway without a turning head in place, thus avoiding reversing off into the road. However, there are numerous existing properties already with single drives, closer to the bend, and without turning, so it would be unreasonable to refuse for this reason. Furthermore, the speed limit is now 20mph further improving the situation.

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 dark ink, appearing to read "R. H. W. E.", is positioned above the title. The signature is fluid and cursive.

Chief Officer, Environment & Technical