

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	DB/P/2022/0991	Your Ref:	P/2022/0991
Date:	4 th Aug 2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD GYDA GAREJ AR WAHAN / ERECTION OF DWELLING WITH DETACHED GARAGE

LAND AT THE COTTAGE GARTH ROAD GARTH LLANGOLLEN WREXHAM Grid Ref: E 326019 N 342621

We thank you for the additional drawing submitted namely TC-SP-301 rev A showing how two vehicles could in theory squeeze past each other.

Whilst we aren't convinced that the gradients will allow the two cars to pass as drawn, we have revisited the site yesterday and accept that this is an existing driveway in a hilly area, and that the proposals provided showing the stone wall set back will improve visibility. Practically the property can only be entered or exited downhill and this will continue as proposed.

We ask that the first 5m of the driveway be raised in level and tarmacked or hard paved to improve rear visibility and traction when leaving the driveway onto the road.

When carrying out the works we would request the applicant coordinates with highways to agree finite detailing and interface/tie in. The applicant is reminded to coordinate with highwayroadworks@wrexham.gov.uk to arrange the tying in surfacing and approval of the remaining retaining wall

The current proposal shows a steep gradient where the wall is removed and set back, with levels noted at 9.78 and 10.47 respectively between drive and road. Given an approximate distance of 5m between the two spot levels, I estimate the gradient to be closer to 1:7- 1:8 rather than the 1:15 preferred or even 1:12. This is the interface we would like to agree on site during the build when the wall is removed. Temporary barriers will be required whilst carrying out the works

The increase in traffic is insignificant

Conclusion

We have no objection to the works proceeding subject to the applicant coordinating works with our highway roadworks supervisors to ensure highway stability and safety are maintained. This may involve a Section 50 application.



Supplementary Notes

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

Chief Officer, Environment & Technical