

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0656	Your Ref:	P/2023/0656
Date:	26/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLLOL P/2021/0343 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2021/0343 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

**LAND TO THE REAR OF 35 AND 37 HAMPSHIRE DRIVE WREXHAM
Grid Ref: E 333669 N 352894**

I refer to your consultation / email dated 12/10/2023 in respect of the above.

Access

The proposed development site accesses onto Ty Gwyn Lane which is a classified road subject to a 20mph speed limit.

Assuming speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets

Visibility splays of 2.0 x 43m have been indicated on submitted layout plan (Drg. No. HI 60/004) which are considered adequate.

The submitted layout plan indicates a 4.8m wide access which is considered acceptable. The proposed access will need to take the form of a dropped kerb vehicular access which will require s.184 consent.

I would recommend any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates erected within 5m behind the adjoining highway (preferably no gates).

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off.

Parking and Turning Provision

The submitted layout plan indicates the provision of adequate parking and turning within the curtilage of the site.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ17

038R

VISIBILITY SPLAYS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 metres in both directions measured to the nearside edge 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.

ZJ38

026R

PAVEMENT CROSSING

Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

ZJ07

043R

ACCESS SURFACE (5 metres)

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

033R

NO GATES WITHIN 5 METRES

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

ZJ46

026R

NO PRIVATE SURFACE WATER RUN OFF

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.

Supplementary Notes

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

Note to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in blue ink, appearing to read 'K Edwards'.

Chief Officer, Environment & Technical

