

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/PP/P/2023/0114 Res(1)	Your Ref:	P/2023/0114
Date:	31/05/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ERECTION OF GARAGE, INSTALLATION OF WOODEN FENCING AND GATES

234 HOLT ROAD WREXHAM

Grid Ref: E 335244 N 351323

I refer to your consultation / email dated 15/03/2023 in respect of the above.

Access

The proposed development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The dimensions of the proposed access appear to be comparable to the original access. The access is a dual access approx. 9m wide shared with the neighboring property. This reduces in width to 3.1m to serve no. 234 Holt Road. The access is paved with hard bound materials.

I would normally recommend that any proposed gates are setback a minimum distance of 5m behind the adjoining highway.

Visibility from the proposed / existing access is inadequate in both directions providing splays of approximately 2.4 x 8m in the north easterly direction and 2.4 x 10m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility in the north easterly direction is impeded by the proposed boundary wall / fence (1.6m high). Visibility in the south westerly direction is impeded by the boundary hedge fronting the neighbor's property.

However, it is considered that visibility from the proposed access is no worse as a result of the new boundary wall / fence in comparison with the height of the previous vegetation located along the site frontage which was also greater than 1.05m in height

Parking and Turning Provision

The existing driveway appears to have adequate parking space for up to 3 cars with no turning provision. The proposed driveway appears to maintain provision for up to 3 cars with no turning provision (proposed garage space excluded). Ideally, turning provision should be provided as the property fronts a busy, classified road.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

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 black ink, appearing to be 'R. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical