

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/0945	Your Ref:	P/2022/0945
Date:	21/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD LLETY GWYLIAU I ANNEDD PRESWYL / CHANGE OF USE OF HOLIDAY LET TO RESIDENTIAL DWELLING

1 THE RIDGEWAY MARCHWIEL WREXHAM

Grid Ref: E 336139.62 N 347538.94

I refer to your consultation dated 12/06/2023 including site layout plan (Drg. No. 2023/TRW/DWEL) in respect of the above.

Access

The proposed development site is located on the A525 Bangor Road which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.4 x 56m in both directions.

The existing access is 4.2m wide served by 3.6m wide dropped kerbs and is fronted by a 3.2m wide footway. The access is paved with loose bound materials.

I would normally recommend that any proposed shared access is a minimum width of 4.8m for a minimum distance of 5m behind the highway boundary. I would recommend the existing dropped kerbs are widened to 5.4m (6 kerbs). The applicant will need to apply to the Council for s.184 consent to modify the access. Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the adjoining highway (preferably no gates erected). **I would recommend that the applicant submits a revised layout plan indicating the above details.**

Parking & Turning Provision

There would appear to be sufficient space for at least 4 cars plus a turning facility within the curtilage of the site which is considered adequate to serve the proposed development.

Providing a suitable revised plan is provided, I would have no objections to the proposed development. I await the requested information

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. K.', written in a cursive style.

Chief Officer, Environment & Technical