

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0170	FAO:	Gwyn Humphreys
Date:	1 st June 2023	Your Ref:	P/2023/0170

2 Bryn Eitha, Penycae, Wrexham, LL14 2PS Construction of a new access

Further to your consultation letter dated 19/04/2023 in respect of the above, I comment as follows:

The application is for the creation of a driveway at the above property and installation of dropped kerbs for vehicular access from Stryt-Issa. This would provide 1 no. off road parking space at the property.

Access

The site is a residential dwelling located off Stryt-Issa in Penycae, Wrexham. Stryt-Issa is an adopted road subject to a 20mph speed limit. The houses are fronted by a parking layby whereby properties with current driveways require access through the layby. It is proposed the layby would be retained.

Visibility in accordance with TAN18 for a 20mph road would require a visibility splay of 2.4m x 45m. Given the retention of the layby, visibility would remain as per existing and is accepted.

Site Layout

It is proposed 1 no. off road parking space would be created to the front of the property with vehicle access taken from new dropped kerbs. This would require removal of the existing metal fence to the front of the property.

Parking and Turning Provision

The application would provide 1 no. off road parking space at the property. This would reduce the need to park on street on Stryt-Issa.

Public Rights of Way

No Public Rights of Way would be impacted by the development.

Conclusion

There is no highways reason why planning permission should not be granted, subject to 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.2223371 Dwg No 1

**ZJ13
026R**

E05NA DROPPED KERB VEHICULAR CROSSING

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

**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.

**NONSTD
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point.



Chief Officer, Environment & Technical