

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Cerys Jones
Our Ref:	ET/DC/MM/P/2022/0991	Your Ref:	P/2022/0991
Date:	26 th January 2023		

Land at the Cottage, Garth Road, Garth, Llangollen Erection of Dwelling with Detached Garage

Further to your email / consultation dated 30/11/2022 please see the following comments: -

Outline planning application (P/2020/0207)

A Highways response to an outline planning application for the proposed development was provided July 2020 (dated 6th July 2020). The outline planning application was supported based on the site access being improved, by widening the entrance and improving the geometry onto Garth Road. It was requested that the existing boundary wall was lowered to achieve the required visibility splays with the proposed arrangement.

Planning application (P/2022/0991)

The proposals for the site access for the full planning application do not improve the site access width or geometry onto Garth Road.

The applicant has proposed to replace the existing boundary wall for 8 metres with a HB2 kerb and to then lower the wall for a further 9 metres. There are no proposals to alter the gradient differences between the site access and the highway. This proposal is a highway safety concern since, removing the existing wall without any changes to the gradients of the site access and the highway will compromise the structural integrity of the highway. During the outline planning application consultation, it was recommended that the applicant liaise with WCBC Structures to agree the layout, design and construction details of any alterations to the existing wall or any proposed retaining wall. No evidence has been provided with the full planning application to demonstrate that alterations to the existing wall have been approved by WCBC Structures.

Conclusion

WCBC Highways cannot approve the current application due to highway safety concerns relating to the geometry, width and poor visibility splays of the proposed site access.

A handwritten signature in black ink, appearing to be 'R. H. ...', is written over a light blue rectangular background.

Chief Officer, Environment & Technical