

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0847 **Your Ref:** JK/P/2021/0847
Date: 20th September 2021

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU GERBYDAU MYNEDIAD GERBYDAU NEWYDD ODDI AR BRIFFORDD DDOSBARTHEDIG I GREU MAN PARCIO ODDI AR Y FFORDD /CONSTRUCTION OF A VEHICULAR NEW ACCESS OFF A CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING 47 HEOL Y PARC BRADLEY WREXHAM

Grid Ref: E 332464.42 N 353961.38

I refer to your consultation dated 31/08/2021 in respect of the above and would advise you that we have the following comments;

Hoel Y Parc, Bradley is classified and subject to a 30mph speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The access width to be a minimum of 3.0m. Minimum length 5m as detailed within the conditions.

If the application is supported, then I would recommend that the applicant applies for s.184 consent to lower the kerb to form a suitable access (see note).

We would require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Hoel Y Parc. By providing off street parking and maximizing the visibility this would be a significant improvement.

Conditions

- | | |
|---------------------|---|
| 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. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 3.0 metres |

- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR CROSSING**
The vehicular access hereby approved shall take the form of a dropped kerb vehicular crossing.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 4.3 metres in both directions measured to the near side 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 near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- 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.
- 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.

Supplementary Notes

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

Note to Applicant

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.



Chief Officer, Environment & Technical