

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2022/1053	Your Ref:	P/2022/1053
Date:	28 July 2023		

Oddi Ar Y Twmpath, Garth, Glyn Ceiriog, Wrexham, LL20 7LY
Conversion of agricultural building to dwelling

Further to your email / consultation dated 12/07/2023 in respect of the above, I comment as follows:

The applicant has provided additional information dated 12 July 2023 in response to previous WCBC highways comments. This comprises:

- Drawing: Site Plan 3971/02
- Drawing: Highway Junction at High Street (Proposed) 3971-HWAY (PROP) March 2023

A review of the above additional information forms the basis of this response. Items previously requested by WCBC are noted below in bold.

Updated visibility splay drawing in a south westerly direction to achieve a 43m SSD.

A revised visibility splay has been provided by the applicant in drawing (Ref: 3971-HWAY). This shows a splay of 43m can be achieved in a south westerly direction from the access road by extension of the white lining bringing the give way line forward. This demonstrates a SSD of 43m can be achieved in accordance with Manual for Streets and is accepted.

A visibility splay of 2.4 x 33m from the existing junction onto High Street in a north easterly direction measured to the nearside edge of the adjoining highway.

A revised visibility splay has been provided by the applicant in drawing (Ref: 3971-HWAY). This shows a splay of 33m in a north easterly direction to the centre of the carriageway. While this is not as requested to the nearside kerb, this is considered acceptable and demonstrates the SSD can be achieved in a north easterly direction.

A drawing indicating dimensions and proposed carriageway width of unclassified road following vegetation clearance.

The revised drawing provided by the applicant (Ref: 3971-HWAY) indicates the access road west of High Street would be widened through vegetation clearance providing an estimated width of 5m. This is considered reasonable to allow a car and either a car or van to pass safely and is accepted.

A drawing indicating turning provision within the site for both a car and medium sized delivery vehicle.

The revised drawing provided by the applicant (Ref: Site Plan 3971/02) indicates turning movements on site for a 6m long van. This demonstrates the movement can be accommodated on site with the vehicle pulling forward then reversing back.

A clearance of at least 6m is shown behind the three proposed car parking spaces to provide adequate turning provision. This is accepted.

Conclusion

Highways offer no objection to the application following the submission of revised information.

Subject to approval, a S278/38 condition will be required for all highway works.



Chief Officer, Environment & Technical