

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/PP/P/2023/0371 Res(2)	Your Ref:	P/2023/0371
Date:	12/09/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIAD AR Y CEFN, GAREJ AR WAHAN AC ADDASU'R MYNEDIAD I GERBYDAU / ERECTION OF REAR EXTENSION, DETACHED GARAGE AND ALTERATION TO VEHICLE ACCESS

146 CHESTER ROAD WREXHAM

Grid Ref: E 333792 N 352154

I refer to your consultation / email dated 31/08/2023 including revised plan (Drg. No. 01) in respect of the above.

Access

The proposed development site is located on the A5152 Chester Road which is a busy, classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 43m 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 2.0 x 43m in both directions.

The existing access is 3m wide served by 2.7m wide dropped kerbs. The access is paved with hard bound materials. The submitted layout plan appears to indicate the widening of the gate. I would normally recommend that any proposed gates are setback a minimum distance of 5m behind the adjoining highway. There currently does not appear to be any gates at the access. In this instance, it would be considered beneficial to have no gates give the busy nature of the adjoining highway and the presence of the bus stop fronting the site.

If it is intended to widen the access (ie/ greater than 3m) then the existing dropped kerbs would need widening accordingly. **I would recommend that the applicant clarifies this detail.** The widened access would require a minimum 5m of hard bound paving behind the highway boundary. The applicant would be required to apply to the Council for s.184 consent in order to widen the access / dropped kerb.

No private surface water shall be permitted to flow onto the adjoining highway. If the access is widened it will require an Aco drain or similar to intercept any private surface water.

Parking & Turning Provision

The existing property provides parking for at least 3 cars plus turning space which is considered adequate.

Although the proposed driveway appears capable of accommodating at least 3 cars, it is not clear from the submitted plans whether adequate turning space is being provided / retained. The provision of adequate turning space within the curtilage of the site will be required. **I would recommend that the applicant submits a revised layout plan indicating the above details.**

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.



Chief Officer, Environment & Technical