

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0169	FAO:	Gwyn Humphreys
Date:	1 st June 2023	Your Ref:	P/2023/0169

1 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 new vehicular access from Stryt-Issa with dropped kerbs and footway works.

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 local highway constraints including the siting of the property to the east and the retention of the layby, visibility would remain as per existing and is accepted.

Site Layout

It is proposed dropped kerbs would provide access to the front of the property, on the eastern side. The existing gates to the front of the property would need to be removed for vehicle access to the parking space.

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. 2223370 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