

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Louise Phillips
Our Ref:	ET/DC/PP/P/2022/0998	Your Ref:	P/2022/0998
Date:	17/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

73 GARDDEN ROAD PANT WREXHAM

Grid Ref: E 329689 N 345866

I refer to your consultation / email dated 01/12/2022 in respect of the above.

The proposed development site is located on Gardden Road which is a classified, residential road subject to a 20mph speed limit.

The proposed development would provide 1 no. off road parking space at the property which would potentially reduce the demand for on-street parking along this section. Although visibility from the proposed access is not compliant with Manual for Streets, there are a number of existing driveways along this section which also do not meet all of our current standards. I would however request that any proposed front boundary treatment is maintained at a maximum height of 1m along the site frontage.

In this instance, I would have no objections to the proposed development subject to the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 1 metre measured back from the adjoining highway (ie/ back of footway) along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

- ZJ13** **DROPPED KERB VEHICULAR CROSSING**
026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.
- ZJ07** **ACCESS SURFACE (5 metres)**
043R 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** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K. ...', is written on the page.

Chief Officer, Environment & Technical