

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2021/0689 **Your Ref:** MRJ/P/2021/0689

Date: 20th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID GAREJ A THY ALLAN YN ANNE DD DOMESTIG / GARAGE AND outhouse CONVERSION INTO DOMESTIC DWELLING CHERRY RISE PEN Y LAN RUABON WREXHAM

Grid Ref: E 333567 N 341706

I refer to your consultation / email dated 20/07/2021 in respect of the above.

Access

The development site is situated in a rural, narrow unclassified highway subject to a 60 mph speed limit, the vehicular speed is considered to be no more than 20 mph due to the geometry and condition of the road. Welsh Assembly Guidelines recommend the provision of visibility splays measuring 2.0 x 25m in both directions to the centre line of the highway. Adequate visibility is achievable from the existing access providing visibility splays in excess of 2.4 x 43m in both directions.

Access to the properties is through a gated entrance approximately 10m behind the adjoining carriageway. The measured width of the access is 4.2m, this is below our minimum standard of 4.8m to allow for the simultaneous passing of vehicles, in this instance due to location, existing access layout/arrangement and low traffic we do not perceive this to be a detriment to highways safety.

Highways support the application and do not intend to make any further comment or recommendations.

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