

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0803	Your Ref:	SH/P/2022/0803 Res(1)
Date:	03/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU 3 ANNEDD / ERECTION OF 3 DWELLINGS **LAND OFF QUEENS ROAD BRYMBO WREXHAM**

Grid Ref: E 329770.3 N 353840.68

We refer to your consultation dated 30/09/2020 in respect of the above and would advise you that we have the following comments;

Queens Road, Brymbo is subject to a 30mph speed limit, the visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The measured splays are achievable as per the submitted plans and meet the minimum requirements as per MFS.

We do not perceive the proposals will create detrimental impact on the local road network

If the application is supported, then I would recommend that the applicant applies for s.184 consent to lower the kerb to form a suitable access (see note).

We recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|--|
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| 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. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development. |

- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.5 metres
- ZJ13** **DROPPED KERB VEHICULAR CROSSING**
026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.
- ZJ13** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
026R Prior to first use of the development hereby approved the vehicular access shall
E05NA provide visibility splays of 2.4 metres x 43 metres in both directions measured to
 the nearside edge of the adjoining highway. Within these splays there shall be no
 obstruction in excess of 1 metre in height above the level of the nearside edge of
 the adjoining carriageway. The splays shall thereafter be permanently retained
 clear of any such obstruction to visibility.

Note to Applicant

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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 blue ink, appearing to read 'D. J. Jones', is written on the page.

Chief Officer, Environment & Technical