

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0141	FAO:	
Date:	4 May 2023	Your Ref:	P/2023/0141

Willmore, The Chequer, Bronington, Wrexham, SY13 2JQ
Erection of replacement dwelling

Further to your consultation letter dated 24/03/2023 in respect of the above, I comment as follows:

The application is for the erection of a dwelling and garage off the A525 Whitchurch Road. The site was subject to a previous application under Ref. P/2022/0792 for the demolition of a dwelling and erection of a replacement in 2022.

Access

The site is located off the A525 Whitchurch Road, an adopted road subject to a 40mph speed limit. An unadopted shared access with the detached property to the east is provided off the A525. Private access to the property subject to this application, is taken from the shared access, at the north west corner of the plot.

Current visibility from the shared access to the A525 appears adequate to achieve a sight stopping distance (SSD) of 120m in both directions as the site is located on the outside of a bend.

As noted in the previous WCBC highways response, under reference P/2022/0792, forward visibility for vehicles approaching from the west on the A525 and wishing to turn right into the site appears inadequate. This is estimated at a SSD of approximately 90m.

WCBC request a visibility splay to demonstrate a SSD of 120m, in line with TAN18, can be achieved from the A525 west. This would be subject to the extent of vegetation clearance on 3rd party land. The splay should be produced in accordance with TAN18.

Although unadopted, it is recommended the existing shared access off the A525 should be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

Parking and Turning Provision

It is proposed the dwelling will have two bedrooms. In line with LPGN 16 requirements, a provision of two parking spaces is accepted.

Adequate turning provision behind the spaces will need to be provided, there should be a clearance of at least 6m behind the proposed parking spaces to achieve this. WCBC request evidence this can be achieved either through a drawing with suitable annotated dimensions or an AutoTrack drawing.

Public Rights of Way

As noted in the previous WCBC highways response Public Footpath No.8 - Bronington passes alongside the east of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Conclusion

The following further information is required for approval:

- A visibility splay, in accordance with TAN18, providing evidence that forward visibility can be achieved from the A525 west, subject to vegetation clearance on 3rd party land.
- A drawing indicating turning provision within the site.



Chief Officer, Environment & Technical