

MEMORANDUM

From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/PP/P/2022/0978

Your Ref: LP/P/2022/0978

Date: 29/11/2022

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD DDOSBARTHEDIG I GREU MAN PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING

47 BLUEBELL LANE PANDY WREXHAM
Grid Ref: E 333487 N 353167

I refer to your consultation / email dated 25/11/2022 in respect of the above.

The proposed development site is located on Bluebell Lane which is a classified road subject to a 30mph 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 and turning provision cannot be accommodated within the site, 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 the existing boundary wall is lowered to a maximum height of 1m along the site frontage to maximize visibility from the proposed access and nothing planted / erected within 1m from the back of the existing footway.

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.

In this instance, I would have no objections to the proposed development 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. @@@

- 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.
- ZJ46** **NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

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.', written in a cursive style.

Chief Officer, Environment & Technical