

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
| <b>Our Ref:</b> | ET/DC/PP/P/2022/0784                   | <b>Your Ref:</b> | SB/P/2022/0784 Res(2)               |
| <b>Date:</b>    | 05/10/2022                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

### ESTYNIAD DEULAWR I OCHR YR EIDDO AC ADEILADU FFENS I'R OCHR / TWO STOREY SIDE EXTENSION AND ERECTION OF FENCE TO SIDE 1 DERWENT CRESCENT WREXHAM

**Grid Ref: E 334008.99 N 351617.17**

I refer to your consultation / email dated 23/09/2022 in respect of the above.

#### **Access**

The development site is located on an unclassified, residential road subject to a 30mph speed limit in close proximity to the Derwent Crescent / Chestnut Avenue junction. Based on speeds of 30mph along Chestnut Avenue, the existing Derwent Crescent / Chestnut Avenue junction would normally be required to provide visibility splays of 2.4 x 43m measured to the nearside edge. Any proposed boundary treatment eg/ hedge / fence, must not impede visibility at this junction. **I would recommend that the applicant provides a suitably scaled layout plan which indicates the full extent of the required splay from this junction in the southerly direction. Details of the height of the proposed hedge and boundary fence will need to be provided and distance the fence will be setback from the back of the adopted footway.**

In terms of visibility from the widened driveway / access, I comment as follows:-

Given the proximity of the access to the above junction, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road approaching from either direction. Based on such speeds, any existing / proposed driveway would normally be required to provide visibility splays of 2.0 x 18m in both directions measured to the nearside of the adjoining highway in which there shall be no obstruction in excess of 1m in height above the adjoining carriageway level. **I would recommend that the applicant provides a suitably scaled layout plan which indicates the full extent of the required splay from this junction in the southerly direction.**

In terms of visibility from the adjoining driveway (38 Chestnut Avenue), I comment as follows:-

Visibility from this existing access must not be impeded in the northerly direction by the proposed hedge / boundary fence. Based on speeds of 30mph along Chestnut Avenue, the existing access would normally be required to provide visibility splays of 2.0 x 43m measured to the nearside edge. **I would recommend that the applicant provides a suitably scaled layout plan which indicates the full extent of the required splay from this junction in the northerly direction.**

I would recommend that the existing dropped kerb access is widened to 7.2m to facilitate a suitable access for the proposed development. The applicant will require s.184 consent from the Council to carry out these works (see note). **I would recommend that the applicant provides a suitably scaled layout plan which indicates this detail.**

I would recommend that the proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary. **I would recommend that the applicant provides a suitably scaled layout plan which indicates this detail.**

### **Parking Provision**

The proposed parking provision indicated on the submitted layout plan appears acceptable.

### ***Note to Applicant***

#### **FOOTWAY CROSSING LICENCE**

*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 black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical