

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0198	FAO:	Ross Pemberton
Date:	18 July 2023	Your Ref:	P/2023/0198

1 Tan Y Bryn, Pontfadog, Llangollen, Wrexham, LL20 7AL Formation of new driveway and dropped kerb

Further to your email / consultation dated 28/04/2023 in respect of the above, please see the following comments:-

The application is to provide off-road parking for a single semi-detached property on Tan-Y Bryn which is a 20mph classified road. No parking is currently provided at the property. It is proposed the off-road parking will replace an existing garden to the west of the property.

Site Access and Layout

LPGN 16 states the maximum parking requirements for a dwelling of 3 or 4 bedrooms, is 3 spaces per unit. The proposed parking level would be in accordance with this.

The dimensions of the proposed car parking spaces are not shown on the plan provided. The car parking spaces should adhere to the dimensions stipulated in LPGN 16. WCBC request a drawing indicating the dimensions of the proposed parking spaces and distance from the highway and footway.

The plans provided by the applicant indicate no turning area would be provided so vehicles would need to either pull in forwards from the highway and reverse out or pull up from the highway and reverse in. This is accepted as it replicates access to existing properties on the road.

It appears the existing kerb line along the front of the proposed car parking spaces is not a full kerb height, however, it is not flush. A vehicle dropped crossing (dropped kerbs) for the extents of the parking is required.

Visibility

A Stopping Sight Distance (SSD) of 33 metres can be achieved in an easterly direction in accordance with Manual for Streets for a speed of 25mph.

Visibility in a westerly direction is likely impeded by existing vegetation at the south west corner of the property. WCBC request the applicant provides a visibility splay, in accordance with TAN18, demonstrating existing visibility in a westerly direction. The splay will help determine the need for any vegetation clearance to achieve the required SSD. There should be no obstruction/vegetation above 600mm in height within the splay.

Conclusion

The following further information is required for approval:

- A drawing indicating the dimensions of the proposed parking spaces and distance from the highway and footway.
- Confirmation a vehicle dropped crossing (dropped kerbs) is to be provided along the frontage of the footway.
- A visibility splay in a westerly direction, in accordance, with TAN18 to inform potential vegetation clearance to achieve a Stopping Sight Distance of 33m.

A handwritten signature in black ink, appearing to be 'R. [unclear]', on a light background.

Chief Officer, Environment & Technical