

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0784	Your Ref:	SB/P/2022/0784 Res(1)
Date:	28/09/2022		

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. However, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road ie/ close proximity to junction with Chestnut Avenue.

Visibility at the junction with Chestnut Avenue in the southerly direction will not be detrimentally affected as a result of the development.

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 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.

Parking Provision

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

I therefore have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 7.2 metres.

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.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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