

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0997	Your Ref:	LP/P/2022/0997
Date:	05/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

14 SMITHY LANE WREXHAM

Grid Ref: E 333838 N 352880

I refer to your consultation / email dated 30/11/2022 in respect of the above.

The proposed development site is located on Smithy 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 any proposed front boundary treatment is maintained at a maximum height of 1m along the site frontage.

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 GENERAL LAYOUT

026R 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 026R E05NA	DROPPED KERB VEHICULAR CROSSING The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
ZJ07 043R	ACCESS SURFACE (5 metres) 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 033R	NO GATES There shall be no gates or other means of enclosure across the vehicular access point.
ZJ46 026R	NO PRIVATE SURFACE WATER RUN OFF 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.



Chief Officer, Environment & Technical