

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Louise Phillips
Our Ref:	ET/DC/PP/P/2022/0958	Your Ref:	P/2022/0958
Date:	06/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

4 BRYN TERRACE, BOWERS ROAD, ACREFAIR, WREXHAM

Grid Ref: E 327562 N 343384

I refer to your consultation / email dated 06/01/2023 in respect of the above.

The proposed development site is located on Bowers Road which is a classified, residential road subject to a 20mph 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, 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 / side boundary treatment is maintained at a maximum height of 1m for a minimum distance of 2m behind the edge of carriageway.

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 2 metres measured back behind the edge of carriageway along the entire site frontage and side boundary. 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.

- E05NA** **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.



Chief Officer, Environment & Technical