

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1179 **Your Ref:** JP/P/2021/1179
Date: 8th June 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 351 512 224 Holt Road, Wrexham.

Development: Erection of dwelling.

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

Access

Bryn Estyn Road is a classified road subject to a 30mph speed limit along this section. However, given the proximity of the Holt Road roundabout and the geometry of the road, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the east and 20mph for vehicles approaching from the west off the roundabout.

Visibility from any single access point should be 2.0 x 25m in the westerly direction and 2.0 x 33m in the easterly direction measured to the nearside edge of the adjoining highway.

Any proposed access would also require adequate forward visibility for vehicles approaching from the west providing a stopping sight distance of 25m in accordance with Manual for Streets.

Existing Access

Visibility from the existing access appears adequate providing splays of approximately 2.0 x 27m in the westerly direction and in excess of 2.0 x 33m in the easterly direction measured to the nearside edge of the adjoining highway.

The existing access is approximately 3.2m wide and is gated 2.3m behind the carriageway edge. The access is surfaced with hard bound materials.

Proposed Shared Access (Drg. No. A101 Rev C)

The proposed shared access indicated on the revised layout plan is 4.8m wide and provides visibility splays of 2.4 x 25m in the westerly direction and 2.4 x 33m in the easterly direction measured to the nearside edge of the adjoining highway. The proposed access is considered adequate to serve the proposed development.

Any proposed access will require a minimum of 5m hard bound surfacing with no gates within 5m of the adjoining highway (preferably no gates). An Aco drain or similar will be required to intercept any private surface water run-off.

In order to construct the new access, the applicant will need to apply for s.184 consent to the Council to widen and strengthen the footway at the revised crossing point (see note).

Parking & Turning Provision

I would recommend that a minimum of 3 spaces are provided for each 3 / 4 bedroom property with 6m clearance between for communal turning. The proposed parking / turning arrangements indicated on the submitted layout plan appear acceptable. No boundary fence shall be erected between the properties in front of the new dwelling up to the access in order to facilitate adequate communal turning space.

Street Lighting

There is an existing street lighting column fronting the site which would benefit from being re-located (potentially upgraded) to the back of footway outside of any required visibility splay. I would recommend that the applicant liaises with our Street Lighting Section on this matter (contact Paul Rogers on Tel: 01978 729673).

I would therefore have no objections in principle to the proposed development on highway grounds and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 026R	GENERAL LAYOUT Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@
ZJ17 038R	VISIBILITY SPLAYS (NEARSIDE) Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the west and 2.4 metres x 33m metres to the east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
ZJ11 039R	ACCESS WIDTH The vehicular access hereby approved shall be a minimum width of 4.8 metres.
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.
ZJ09 033R	NO GATES WITHIN 5 METRES There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
ZJ13 026R E05NA	DROPPED KERB VEHICULAR CROSSING The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

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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, 3, 4 & 5 of the supplementary notes.

Note to Applicant

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.

A handwritten signature in dark ink, appearing to be 'R. Owen', is written on the page.

Chief Officer Environment & Technical