

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0652 **Your Ref:** SEH/P/2022/0652 Res(2)
Date: 9th August 2022

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL ANNEDD BRESENNOL A CHODI 3 ANEDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLINGS **11 HILL STREET RHOSLLANERCHRUGOG WREXHAM**

Grid Ref: E 329266 N 346231

We refer to your consultation / email dated 02/08/2021 and subsequent site visit we advise the following additional information/comments.

Access

Hill Street, Rhos is a classified adopted road and subject to a 30mph speed limit, the visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. We estimate vehicular speeds are lower due to the existing traffic calming features which are in close proximity to the application site.

The existing access (dropped kerb) is from the B5426. The existing access serving one property is approximately 15m away in the eastern direction to the junction of Craig Y Wern. The measured visibility splays from a central point (existing access/Plot 2) is in accordance with MFS and measures 2.4m x 43m (West) and in excess in the Eastern direction. The proposed access for plot 3 would not meet the visibility requirements which is an approximate shortfall of 6.0m

Traffic Generation

It is acknowledged the plans show 3 dwellings, whilst this is an increase in trafficked movements, we do not anticipate the application will create a detrimental impact on local traffic generation and the local road network.

Parking & Turning Provision

The scheme shows parking provision which is in accordance with WCBC LPGN 16 requirements. It is current council policy that any new access on a classified highway provides off road turning facility to ensure that vehicles do not have to reverse within the highway, the plan received does not show a turning arrangement.

We request additional information regarding the minimum WCBC parking space standards 4.8m x 2.4m and 6m behind to enable off road vehicle manoeuvring. A shared access will require a minimum width of 4.8m to allow for the simultaneous passing of vehicles

Conclusion

We await the additional information/layout plans to be updated in accordance with the above comments.

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 blue ink, appearing to read 'D. J. ...', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical