

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2022/0650	Your Ref:	P/2022/0650
Date:	07/03/2022		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILAD I ANNEDD / CONVERSION OF BUILDING TO DWELLING

FORMER METHODIST CHAPEL PONT Y BLEW CHIRK WREXHAM

Grid Ref: E 331099.34 N 338355.57

I refer to your consultation / email dated 07/03/2023 in respect of the above.

The proposed development site is located on a narrow, rural, classified road subject only to a 60mph limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road. Visibility splays of 2.0 x 33m measured to the centerline of the adjoining highway are considered adequate and are achievable from the existing site access.

Although the road leading to the site is a fairly narrow, the addition of a single dwelling is unlikely to be of any detriment to highway safety.

I recommend that any permission include the following conditions:-

CONDITIONS

ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the centreline 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.

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.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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. K. ...', is written on the page.

Chief Officer, Environment & Technical