

MEMORANDUM

From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory
FAO: Rhian Chitty

Our Ref: ET/DC/PP/P/2022/0976

Your Ref: P/2022/0976

Date: 08/12/2022

TOWN AND COUNTRY PLANNING ACT 1990

CREU MYNEDFA DROS DRO I GERBYDAU A LEFELU'R DDAEAR (OL WEITHREDOL) /FORMATION OF TEMPORARY VEHICLE ACCESS AND GROUND LEVELLING (IN RETROSPECT)

LAND AT STRYT Y BYDDEN NEW BROUGHTON WREXHAM Grid Ref: E 331430 N 350770

I refer to your consultation / email dated 24/11/2022 in respect of the above.

The development site is located on a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the newly constructed temporary access appears adequate providing splays in excess of 2.4 x 43m measured to the nearside edge in both directions.

The access is approximately 9m wide reducing to 5m wide at 3.9m behind the edge of carriageway. The access is gated at this point. The access is surfaced with loose bound materials. The applicant does not appear to have applied for s.184 consent to construct the access over the existing highway verge.

It is not clear from the application as to the intended use of the land. Without this information it is difficult to assess the suitability of the proposed access or any specific requirements.

This section of Stryt y Bydden is relatively narrow being typically 4.1m wide and has no footway or street lighting provision.

As stated above, it is not clear from the application as to the intended use of the land. Without this information it is difficult to assess the suitability of the proposed access to serve an unspecified development.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical