

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/1011	Your Ref:	P/2022/1011
Date:	19/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

AMRYWIO AMODAU 2 A 9 O APEL I BENDERFYNIAD H6955/A/16/316115 (P/2016/0225) I DDIWYGIO CYNLLUN Y SAFLE (OL WEITHREDOL) VARIATION OF CONDITIONS 2 AND 9 OF APPEAL DECISION H6955/A/16/316115 (P/2016/0225) TO AMEND SITE LAYOUT (IN RETROSPECT)

THE PENNANT FENNANT ROAD PONCIAU WREXHAM

Grid Ref: E 330032.86N 346927.27

I refer to your consultation / email dated 19/12/2022 in respect of the above.

Submitted Layout Plan Drg. No. 71363.1001

Access

Visibility from the newly constructed access is inadequate in both directions providing splays of approximately 2.4 x 8m to the west and 2.4 x 16m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow. The required splays (20mph) of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway have not been demonstrated on the submitted layout plan.

The proposed access width (between gates) is 5.2m which is considered acceptable. This was measured on site.

The proposed gates are setback approximately 5.4m behind the adjoining highway. This was measured on site.

The access is surfaced with hard bound materials ie/ bitmac.

Parking & Turning Provision

There are 6 no. parking spaces indicated on the submitted layout plan which appears compatible with the previously approved layout (ref: P/2016/0225).

The submitted layout plan indicates adequate turning space within the curtilage of the site.

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. H.', with a stylized, cursive script.

Chief Officer, Environment & Technical