

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0922	Your Ref:	AB/P/2022/0922
Date:	14/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

DYMWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING 9 SHERBOURNE AVENUE BRADLEY WREXHAM

Grid Ref: E 332452 N 353646

I refer to your consultation / email dated 07/11/2022 in respect of the above.

Access

The proposed development site is located on Sherbourne Avenue which is an unclassified, residential estate road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 20mph given the geometry of the road.

Based on such speeds, any proposed / existing shared access in this location would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing shared access (6m wide) is adequate providing splays in excess of 2.4 x 25m in both directions. The access is paved with hard bound materials.

Parking and Turning Provision

The proposed parking provision is considered acceptable.

I therefore have no objections to the proposed development and recommend that any permission include the following condition:-

CONDITION

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. @@@

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. S.', written in a cursive style.

Chief Officer, Environment & Technical