

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/1011 Res(2)	Your Ref:	P/2022/1011
Date:	20/02/2023		

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 14/02/2023 in respect of the above.

Submitted Layout Plan Drg. No. 71363.1001 Rev A

Access

Based on speeds of 20mph, the newly constructed access requires splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway

Visibility from the newly constructed access is currently 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 revised layout plan indicates modifications to the existing hedgerow to provide the required visibility splays which are considered acceptable.

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. He' or similar, with a stylized, cursive script.

Chief Officer, Environment & Technical