

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0511 Res(2) **Your Ref:** LP/P/2022/0511 Res(2)
Date: 11th August 2022

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD DDOSBARTHEDIG I GREU MAN PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING 1 HEOL Y PARC BRADLEY WREXHAM

Grid Ref: E 332233.75 N 353946.07

I refer to your original consultation dated 01/06/2021 in respect of the above and would advise we acknowledge the visibility splays to the west is below standard, based on subsequent site visit, we perceive the proposals would provide betterment to the existing on street parking congestion in the area we recommend approval.

Any permission should include the following conditions:

Conditions

- ZJ05** **ACCESS GRADIENT**
039R The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
- 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.
- ZJ17** **VISIBILITY SPLAYS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 18.0 metres to the West and 2.0 metres x 25.0 to the East measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3.2 metres

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.

Notes to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in blue ink, appearing to read 'D. J. Jones', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical