

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0178 **Your Ref:** SEH/P/2022/0178
Date: 04th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) LAND ADJACENT TO LYNWOOD HIGH STREET JOHNSTOWN WREXHAM

Grid Ref: E 330087.31 N 346120.97

I refer to your consultation dated 24/02/2020 in respect of the above and would advise you that we have the following comments;

Access

Park Street, Johnstown is unclassified adopted road and subject to a 30mph speed limit, the visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. We estimate the actual speed limit will probably be lower than the posted speed limit. In this instance we would estimate the actual speed due to condition and location of the property to be 20mph and require a 2.0m x 25m in both directions to the nearside edge. Within these splats there shall be no obstructions in excess of 1.0m. The visibility splay required is in accordance with Manual for Streets measured in both directions to the nearside edge. The proposal has adequate visibility in both directions. The development has an existing dropped kerb access.

Traffic Generation

We do not anticipate the application will create a detrimental impact on local traffic generation and the local road network.

Parking & Turning Provision

The scheme shows parking provision for 3 vehicles which is in accordance with WCBC LPGN 16 requirements. We would normally request the provision of a turning facility to be provided within the curtilage of the site, due to the unclassified road status, this will not be required. The submitted plan **J172/003** details a turning and parking area.

We therefore have no objections to the proposed development on highway grounds.

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. ...", with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical