

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0740	Your Ref:	SH/P/2022/0740 Res(1)
Date:	23/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

AILADEILADU WAL DYWODFAEN A CHREU MYNEDFA LYDAN, ADDASIADAU I'R DRAMWYFA A CHODI WAL WAHANU / RECONSTRUCTION OF SANDSTONE WALL, AND CREATION OF SPLAYED ENTRANCE, ALTERATIONS TO DRIVEWAY AND ERECTION OF DIVIDING WALL

SYCAMORE HOUSE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Grid Ref: E 340532 N 353392

I refer to your consultation / email dated 20/09/2022 in respect of the above.

Access

The proposed development site is located on Wrexham Road, Holt which is a classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph any existing / proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 6m to the south west and 2.4 x 7m to the north east measured to the nearside edge of the adjoining highway. Visibility is impeded in the south westerly direction by the existing telegraph pole and boundary wall. Visibility is impeded in the north easterly direction by the existing boundary wall and fact that the required splay would need to cut across 3rd party land.

However, the proposed modified access has the potential to improve visibility particularly to the north east (critical direction) providing the remaining boundary wall and small section of hedgerow controlled by the applicant is lowered / cutback. I understand that this is the intention of the applicant. This would appear to offer improved splays of approximately 2.4 x 14m in the south westerly direction and 2.4 x 25m in the north easterly direction measured to the nearside edge.

The original gated access was approximately 4m wide and gated in line with the back of the existing boundary wall. The proposed splayed access will be in excess of 10m wide reducing to 4m wide at a distance of 6.4m behind the edge of carriageway. I would recommend the access is paved in hard bound materials for a minimum distance of 5m behind the highway boundary. An Aco drain or similar will be required across the proposed access just behind the highway boundary ie/ back of boundary wall.

The existing dropped kerb vehicular crossing will need to be extended to serve the new access. The applicant will require s.184 consent to construct the access across the highway verge.

Parking & Turning Provision

Parking & turning provision at the development site appear adequate.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

- | | |
|------------------------------|--|
| 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. @@@ |
| ZJ17
038R | VISIBILITY SPLAYS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 14 metres to the south west and 2.4 metres x 25 metres to the north 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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
026R | NO PRIVATE SURFACE WATER RUN OFF
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. |
| ZJ13
026R
E05NA | DROPPED KERB VEHICULAR CROSSING
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing. |

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

VERGE / 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 / verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical