

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0812	Your Ref:	SEH/P/2022/0812 Res(1)
Date:	10/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD DDOSBARTHIEDIG I GREU MAN PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING

84 AND 86 CHESTER ROAD WREXHAM
Grid Ref: E 335340 N 354842

I refer to your consultation / email dated 03/10/2022 in respect of the above.

Access

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing shared access in this location would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Measurement of splays (ie/ the y distance) can be permitted in this instance to the nearside wheel track position (ie/ maximum of 0.5m off the kerb edge).

Visibility from the proposed shared access point would appear achievable in both directions and is demonstrated on submitted layout plan (Drg. No. 869/Sk03). This would require the lowering of the existing boundary wall / railings to a maximum height of 1m above the adjoining carriageway level along the site frontage.

I assume that the proposed shared use of the site frontages (nos. 84 & 86) would require a suitable legal agreement between both parties (ie/ s.106 agreement) to facilitate this arrangement in perpetuity.

The proposed 7.5m wide shared access is considered acceptable and would also provide adequate pedestrian visibility. I would recommend that the proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be installed across the access to intercept any private surface water run-off. This detail has been indicated on the submitted layout plan (Drg. No. 869/Sk01 Rev B).

Parking and Turning Provision

The proposed parking and turning provision is considered acceptable.

I therefore have no objections to the proposed development and recommend that 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. @@@ |
| NONSTD
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE WHEELTRACK)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side wheeltrack of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| 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. |
| NONSTD
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access. |
| 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, 3, 4 & 5 of the supplementary notes.

Note

E05NA

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 kerblin 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.

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

Chief Officer, Environment & Technical