

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0903	Your Ref:	AB/P/2022/0903 Res(1)
Date:	08/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING LAND ADJACENT TO 38 AND 40 HAZEL GROVE WREXHAM

Grid Ref: E 333750.15 N 351571.32

I refer to your consultation / email dated 26/10/2022 in respect of the above.

Access

The proposed development is accessed off Derwent Crescent which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Based on typical speeds of 25mph, any existing / proposed access onto Derwent Crescent would normally be required to provide visibility splays of 2.4 x 33m measured to the nearside edge of the adjoining highway.

Visibility splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway are provided at the existing junction onto Derwent Crescent.

The site itself is located on an unadopted section (cul de sac) of Derwent Crescent. This site appears to include the remains of 8 no concrete bases which I assume formed part of a previous garage site associated with neighboring properties. This area may have previously been used for the turning of refuse vehicles. This detail is unknown.

Parking Provision

The provision of 3 no parking spaces for the proposed dwelling 4 bed dwelling is considered adequate.

I therefore have no objections to the proposed development and recommend that any permission include the following condition:-

CONDITION

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. @@@

Supplementary Notes

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

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

Chief Officer, Environment & Technical