

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0954	Your Ref:	SB/P/2022/0954
Date:	07/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND REAR EXTENSION

34 THE HOMESTEAD, WREXHAM, LL14 4HQ

I refer to your consultation / email dated 30/11/2022 in respect of the above.

Access

The proposed development site is located on an unclassified / residential estate road (cul de sac) subject to a 30mph speed limit. However, typical speeds are likely to be around 20mph given the geometry of the road.

The existing dropped kerb vehicular access is 2.7m wide and it is proposed to widen the access by 1.5m on its southerly side to improve access to the existing driveway. I understand that the applicant owns the existing flower bed fronting the site. The applicant will require s.184 consent from the Highway Authority in order to lower the kerblin and cross the verge / footpath at the new access position.

Parking Provision

Parking provision at the existing property is considered adequate.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD ACCESS SURFACE

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam).

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA 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 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, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical