

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0742	Your Ref:	SEH/P/2022/0742 Res(1)
Date:	13/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

YMESTYN MYNEDIAD PRESENNOL I GERBYDAU / WIDENING OF EXISTING VEHICULAR ACCESS 4 MAES ALYN RHOSROBIN ROAD NEW RHOSROBIN

Grid Ref: E 332841 N 352948

I refer to your consultation / email dated 08/09/2022 in respect of the above and advise that we have the following comments;

Access

Maes Alyn, Rhosrobin Road is classified 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. The measured splays are 2.4m x 39m in both directions, although this is a shortfall, we do not perceive this to be detrimental to highways safety.

Parking & Turning Provision

The submitted plan shows the minimum standard parking space dimensions are achievable as per Manual for Streets (*length 4.8m / width 2.4m*). The access width is in excess of our 3.2m minimum requirements.

We would normally require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Rhosrobin road do not have formalized vehicular access or turning facilities. By providing off street parking and maximizing the visibility this would be a significant improvement.

Conclusion

I recommend that any permission include the following conditions:

CONDITIONS

ZJ09	NO GATES WITHIN 5 METRES
033R	There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary

ZJ07 ACCESS SURFACE (5 metres)

043R

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 NO PRIVATE SURFACE WATER RUN OFF

026R

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.

ZJ11 ACCESS WIDTH

039R

The vehicular access hereby approved shall be a minimum width of 3.2 metres

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R

E05NA

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

ZJ13 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

026R

E05NA

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 metres in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Note to Applicant

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.

A handwritten signature in blue ink, appearing to read 'D. J. Jones', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical