

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical    **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/P/2022/0652    **Your Ref:** SEH/P/2022/0652  
**Date:** 10<sup>th</sup> August 2022

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## **TOWN AND COUNTRY PLANNING ACT 1990**

### **DYMCHWEL ANNEDD BRESENNOL A CHODI 3 ANEDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLINGS** **11 HILL STREET RHOSLLANERCHRUGOG WREXHAM**

**Grid Ref: E 329266 N 346231**

We refer to your consultation / email dated 02/08/2021 and advise in respect of the above and confirm we do not intend to make any comments or recommendations, if the application is supported we please include the following conditions to be included within any permission;

#### **Conditions**

- |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJ05<br/>039R</b>           | <b>ACCESS GRADIENT</b><br>The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>ZJ07<br/>043R</b>           | <b>ACCESS SURFACE (5 metres)</b><br>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.                                                                                                                                                                                                                                                                                 |
| <b>ZJ09<br/>033R</b>           | <b>NO GATES WITHIN 5 METRES</b><br>There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.                                                                                                                                                                                                                                                                                                                                                                 |
| <b>ZJ13<br/>026R<br/>E05NA</b> | <b>DROPPED KERB VEHICULAR CROSSING</b><br>The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ZJ15<br/>038R</b>           | <b>VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)</b><br>Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43.0 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. |

**ZJ45  
026R**

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

**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.

**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. ...', is written on the page.

Chief Officer, Environment & Technical