

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0784	Your Ref:	SB/P/2022/0784 Res(3)
Date:	28/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ADEILADU FFENS I'R OCHR / TWO STOREY SIDE EXTENSION AND ERECTION OF FENCE TO SIDE 1 DERWENT CRESCENT WREXHAM

Grid Ref: E 334008.99 N 351617.17

I refer to your consultation / email dated 24/10/2022 in respect of the above.

Access

The development site is located on an unclassified, residential road subject to a 30mph speed limit in close proximity to the Derwent Crescent / Chestnut Avenue junction. Based on speeds of 30mph along Chestnut Avenue, the existing Derwent Crescent / Chestnut Avenue junction would normally be required to provide visibility splays of 2.4 x 43m measured to the nearside edge. Any proposed boundary treatment eg/ hedge / fence, must not impede visibility at this junction. **The submitted layout plan (Drg. No. 05 Rev P1) indicates this detail.**

In terms of visibility from the widened driveway / access, I comment as follows:-

Given the proximity of the access to the above junction, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road approaching from either direction. Based on such speeds, any existing / proposed driveway would normally be required to provide visibility splays of 2.0 x 18m in both directions measured to the nearside of the adjoining highway in which there shall be no obstruction in excess of 1m in height above the adjoining carriageway level. **The required splays appear achievable.**

In terms of visibility from the adjoining driveway (38 Chestnut Avenue), I comment as follows:-

Visibility from this existing access must not be impeded in the northerly direction by the proposed hedge / boundary fence. Based on speeds of 30mph along Chestnut Avenue, the existing access would normally be required to provide visibility splays of 2.0 x 43m measured to the nearside edge. **The submitted layout plan (Drg. No. 05 Rev P1) indicates this detail.**

I would recommend that the existing dropped kerb access is widened to 7.2m to facilitate a suitable access for the proposed development. The applicant will require s.184 consent from the Council to carry out these works (see note). **The submitted layout plan (Drg. No. 05 Rev P1) indicates this detail.**

I would recommend that the proposed driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary. **I The submitted layout plan (Drg. No. 05 Rev P1) indicates this detail.**

Parking Provision

The proposed parking provision indicated on the submitted layout plan appears acceptable.

I would therefore recommend 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. @@@ |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 7.2 metres. |
| ZJ13
026R
E05NA | DROPPED KERB VEHICULAR CROSSING
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing. |
| NONSTD
038R | VISIBILITY SPLAYS (NEARSIDE) – No. 1 Derwent Crescent
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 18 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 adjoining highway. 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. |
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| NONSTD
038R | VISIBILITY SPLAYS (NEARSIDE) – Chestnut Ave / Derwent Crescent Junction
Prior to first use of the development hereby approved a visibility splay of 2.4 metres x 43 metres to the south measured to the nearside edge of the adjoining highway shall be provided at the junction of Derwent Crescent onto Chestnut Avenue. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility. |

NONSTD VISIBILITY SPLAYS (NEAR SIDE) – No. 38 Chestnut Avenue

038R Prior to first use of the development hereby approved the vehicular access shall provide / maintain a visibility splay of 2.0 metres x 43 metres to the north (along Chestnut Ave) measured to the nearside edge of the adjoining highway. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

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.

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

Chief Officer, Environment & Technical