

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0415 **Your Ref:** SJG/P/2022/0415
Date: 10th May 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 571 1 Rossett Road Cottages, Rossett Road, Trevalyn, Wrexham.

Development: Two storey side and rear extensions.

I refer to your email / consultation dated 04/05/2022 in respect of the above.

Access

The proposed development site is located on the B5102 Rossett Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The site appears to have been using an informal access at the front of the site for a number of years. This currently accommodates a single vehicle but has no turning provision. The driveway would benefit from re-surfacing.

Visibility from this access is currently inadequate providing splays of approximately 2.4 x 9m in the easterly direction and 2.4 x 4m in the westerly direction measured to the nearside edge of the adjoining highway. Visibility is currently impeded by the existing hedgerow in the westerly direction. Visibility in the easterly direction is limited in that the required splay would need to cut across 3rd party land. I would recommend that the existing brick pillars fronting the site are lowered to maximum height of 1m to maximize visibility.

The submitted layout plan does not indicate the full extent of the proposed splays from the proposed access. **Could you ask the applicant to provide a suitably scaled layout plan indicating the full extent of the proposed splays in both directions. I would request that such a plan shows achievable splays in the easterly direction measured to both the nearside edge and centerline of the road.** It is considered unlikely that vehicles travelling west will attempt to overtake in this location given the geometry of the road.

If the application is supported, I would recommend the applicant constructs a dropped kerb vehicular crossing at the proposed access for which s.184 consent will be required.

Any proposed access will require hard bound paving for the first 5m behind the highway boundary with no gates being erected within 5m of the highway boundary. An Aco drain or similar will be required to intercept any private surface water run-off.

Parking & Turning Provision

I assume that the property currently uses the existing parking space fronting the property and utilizes the layby parking on the opposite side of the road when required.

The proposed parking and turning arrangements at the site appear adequate (6m clearance will be required behind each space for turning). The proposed parking and turning arrangements offer a significant improvement over existing arrangements.

I await the requested information.

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 black ink, appearing to be 'R. H. ...', written in a cursive style.

Chief Officer, Environment & Technical