

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2022/0423 **Your Ref:** SG/P/2022/0423
Date: 10th May 2022

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD TIR AMAETHYDDOL I DWRISTIAETH A GOSOD DAU GABAN / CHANGE OF AGRICULTURAL LAND TO TOURISM AND SITING OF TWO LODGES TYN TWLL TYN TWLL ROAD LLANARMON DC WREXHAM

Grid Ref: E 312581 N 334530

With reference to your consultation / email dated 09/05/2022 in respect of the above and advise that we do not intend to make any comments on highway grounds.

If supported we recommend the following conditions:

- ZJ16A** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R **EMPTY SPLAY**
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 centreline of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ06** **ACCESS GRADIENT**
039R The vehicular access hereby approved shall be a maximum gradient of 1 in 24 for the first 10 metres measured back from the highway, and a maximum of 1 in @@@@ metres thereafter.
- 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.
- 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
- ZJ10** **ACCESS APPROVED AS PART OF APPLICATION**
039R Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
E05NA

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.8 metres

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: delete as appt *

- 1) Detailed layout

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 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