

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0496 **Your Ref:** SEH/P/2021/0496 Res(2)
Date: 04th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL AR GYFER CODI 1 ANNEDD (GYDA'R HOLL FATERION WEDI'U CADW'N OL) / OUTLINE APPLICATION FOR ERECTION OF 1 DWELLING (ALL MATTERS RESERVED) 2 ERW LWYD RHOS WREXHAM

Grid Ref: E 328845 N 345865

I refer to your consultation / email dated 03/06/2021 in respect of the above and the subsequent information provided. We do not intend to make further comments in relation to the above.

I recommend that any permission include the following conditions:

CONDITIONS

- 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.
- 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.
- 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.
- ZJ11
039R ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 3.2 metres
- ZJ13
026R DROPPED KERB VEHICULAR CROSSING**
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
E05NA
- 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.

**ZJ13
026R
E05NA**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 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.

Supplementary Notes

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

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.

A handwritten signature in blue ink, appearing to read 'D. J. Jones', is written on the page.

Chief Officer, Environment & Technical