

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0608 Res(2) **Your Ref:** SH/P/2022/0608 Res(2)
Date: 26th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

MATERION A GADWYD YN OL YN DDILYN CANIATAD CAIS AMLINELLOL P/2018/0139
(YMDDANGOSIAD, TIRLUNIO, CYNLLUN Y GRADDFA) - 5 ANNEDD / RESERVED MATTERS
PERSUANT TO OUTLINE PLANNING PERMISSION P/2018/0139 (APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) - 5 DWELLINGS
LAND SOUTH OF PINECROFT AFONEITHA ROAD PENYCAE WREXHAM

Grid Ref: E 328836.53 N 345142.73

I refer to your consultation dated 04/07/2022 in respect of the above and would advise you that we have the following revised comments;

Access

Pinecroft, Penycae is a classified adopted road and subject to a 20mph speed limit, the visibility splay required would be 2.4m x 25m, measured in both directions to the nearside edge as per Manual for Streets. Plot 1 access is from the B5097 is a classified adopted road and subject to a 20mph speed limit, the visibility splay required would be 2.4m x 25m, measured in both directions to the nearside edge as per Manual for Streets. Both access provide more than the required visibility in both directions. The visibility splay required is in accordance with Manual for Streets measured in both directions to the nearside edge.

Traffic Generation

We do not anticipate the application will create a detrimental impact on local traffic generation and the local road network.

Parking & Turning Provision

The scheme shows parking provision which is in accordance with WCBC LPGN 16 requirements. It is current council policy that any new access on a classified highway provides off road turning facility to ensure that vehicles do not have to reverse within the highway, the plan received shows a turning arrangement, we would request additional information regarding the minimum WCBC parking space standard 4.8m x 2.4m and 6m behind to enable vehicle manoeuvring.

Conclusion

We therefore have no objections to the proposed development on highway grounds. I recommend that any permission include the following conditions:

CONDITIONS

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.

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.

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 4.8 metres

ZJ13 026R E05NA DROPPED KERB VEHICULAR CROSSING

The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

ZJ13 026R E05N VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

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.

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. R119/00

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. ...', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical