

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0511 **Your Ref:** LP/P/2022/0511
Date: 14th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD DDOSBARTHEDIG I GREU MAN PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING 1 HEOL Y PARC BRADLEY WREXHAM

Grid Ref: E 332233.75 N 353946.07

I refer to your consultation dated 01/06/2021 in respect of the above and would advise you that we have the following comments; **P/2021/0511**

1 Hoel Y Parc, (Park Wall Road) Bradley is classified 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. The property is adjacent to an existing access to the sports and social club and Cricket Club. On street parking is widely used along the length of Hoel Y Parc. The footpath width outside 2.0m width and positioned at the end of the footpath to the western side of the property is a Bus Stop (Arriva X33 - 5140WDB22700).

The visibility splay measured from the proposed access location is approximately 2.4m x 18m (West) & 2.4m x 26.0m (East). The west is substandard by approx 28% based on manual for streets requirements.

The western visibility is hindered by a protruding boundary wall. The received plan (drawing ref: D128/003) does not clearly indicate the required visibility splays to the nearside edge, the access width (minimum 3.2m

We would not support an application which has substandard visibility and recommend refusal based on substandard visibility.

Supplementary Notes

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



Chief Officer, Environment & Technical