

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/2022/0403	Your Ref:	SG/P/2022/0403
Date:	10 th May 2022		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING LAND ADJACENT TO WINDALE CLAYTON ROAD PENTRE BROUGHTON WREXHAM

Grid Ref: E 329966 N 353699

With reference to your consultation / email dated 29/04/2022 in respect of the above and advise that we do not intend to make any comments on highway grounds.

Clayton Road is classified and subject to a 30mph speed limit, with speed bumps in close proximity to the proposed access, the actual speed limit will probably be lower than the posted speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The splay to be centralized and vegetation to be cut to max 1.05m to enable visibility. We recommend the continuation of the footpath along the frontage of the development and request the applicant to provide an updated plan showing the required visibility splays and the 2.0m footpath

We would normally require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Clayton Road.

We would recommend applicant submit a S184 application.

If supported we recommend the following conditions:

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.

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**
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 **DROPPED KERB VEHICULAR CROSSING**
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
- ZJ35**
050R **NEW 2.0 METRE FOOTWAY**
Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
- 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.

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 over a horizontal line.

Chief Officer, Environment & Technical