

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1034 (Res 2) **Your Ref:** MRJ/P/2021/1034
Date: 25th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

ISRANNU ANNEDD BRESENNOL YN DILYN ESTYNIAD CYMERADWYEDIG I DDARPARU DAU ANNEDD GYDA DWY YSTAFELL WELY (OL-WEITHREDOL) / SUBDIVISION OF EXISTING DWELLING FOLLOWING APPROVED EXTENSION TO PROVIDE TWO NO:2 BED DWELLINGS (IN RETROSPECT)
COURT HEY 3 HILLCREST COTTAGE MOLD ROAD CEFN Y BEDD

Grid Ref: E 331282 N 355314

I refer to your consultation dated 10/11/2020 in respect of the above and the additional information provided by the applicant. We are content with the additional information provided and advise the following.

Access

Oak Alyn Court, is an adopted unclassified and subject to a 30mph 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 actual speed limit will probably be lower than the posted speed limit. In this instance we would estimate the actual speed to be 25mph and require a 2.4m x 33m visibility splay.

The applicant has provided E079/003 – Rev C showing splays of 2.4m x 33m (North) and 2.4m x 24m (South). The road is not a 'through' road and the traffic generated from the existing estate will not increase, in this instance we accept the shortfall in the southerly visibility splay and will not contribute to the detriment of highways safety.

Parking

We accept the revised layout (E079/003 – Rev C), LPGN16E compliance with 2 parking spaces is satisfactory, The dimensions as shown on the plan are in accordance with the parking standards. We do not intend to make any further recommendations or comments from a highways perspective.

We recommend any permission includes the following conditions

CONDITIONS

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.

- 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 5.8 metres
- ZJ13
026R
E05NA** **DROPPED KERB VEHICULAR CROSSING**
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
- 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.
- ZJ17
038R** **VISIBILITY SPLAYS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the North and 2.4 metres x 24 metres to the South 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 of the adjoining highway. 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.

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