

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1178 **Your Ref:** SEH/P/2021/1178
Date: 13th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING **HILLCROFT WREXHAM ROAD PENTRE BYCHAN WREXHAM**

Grid Ref: E 330309 N 347464

I refer to your consultation dated 13/12/2021 in respect of the above and would advise you that we have the following comments;

Hillcroft, Wrexham Road, Pentre Bychan is situated on a classified road and subject to a 40mph speed limit, the visibility splay required would be 2.4m x 120m, measured in both directions to the nearside edge as per Welsh Government Guidelines. The splays are achievable in both directions.

The submitted plan does not clearly show the splay dimensions required. The proposed driveway is to be a minimum width of 3.2m. We would request a detailed layout plan to scale providing splays required and the access with minimum of 3.2m width.

We accept the turning provision within the curtilage of the development and parking provision is in accordance with LPGN16

We await the requested information

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|--------------------------------|---|
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 3.2 metres |
| ZJ13
026R
E05NA | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 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. |

- 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
- ZJ05**
039R **ACCESS GRADIENT**
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
- ZJ10**
039R
E05NA **ACCESS APPROVED AS PART OF APPLICATION**
Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

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