

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/P/2021/0982      **Your Ref:** SG/P/2021/0982  
**Date:** 14<sup>th</sup> January 2022

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## TOWN AND COUNTRY PLANNING ACT 1990

### CAIS AMLINELLLOL I GODI 1 ANNEDD DEULAWR GYDA GWAITH TIR CYSYLLTIEDIG A NEWIDIADAU I'R FYNEDFA I GERBYDAU YN HILLCREST / OUTLINE APPLICATION FOR THE ERECTION OF 1 NO. TWO-STOREY DWELLING WITH ASSOCIATED GROUNDWORKS AND ALTERATIONS TO VEHICULAR ACCESS AT HILLCREST SITE ADJOINING HILLCREST BETHANIA ROAD ACREFAIR WREXHAM

**Grid Ref: E 328269.2 N 343390**

I refer to your consultation dated 09/11/2021 in respect of the above and would advise you that we have the following comments;

Bethania Road is an adopted classified 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. The measured splay from the existing access at Hillcrest measure 2.4m x 7.5m in both directions, impeded by the concrete posted fencing. The splays can be achieved if modification to the existing access is implemented. (Approximately 34m East from the proposed new access/property this exceeds the requirements, the West Visibility splay is also compliant to standards)

**We request the applicant provides a suitably scale plan detailing the proposed access arrangements in accordance with Manual for Streets, within these splays nothing to be planted to maximize visibility.**

The applicant satisfies the LPGN16 requirements for parking provision. There are cars parked on the carriageway adjacent to the proposed property and new access. The applicant to provide detailed plans showing the minimum parking requirements (2.4m x 4.8m) on a suitably scaled plan

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 Bethania road do not have formalized vehicular access or turning facilities. By providing off street parking and maximizing the visibility this would be a significant improvement.

If the application is supported, then I would recommend that the applicant applies for s.184 consent to lower the kerb to form a suitable access (see note).

**We await the requested information**

I recommend that any permission include 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 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.

**ZJ46 NO PRIVATE SURFACE WATER RUN OFF**

**026R** 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 ACCESS WIDTH**

**039R** The vehicular access hereby approved shall be a minimum width of 3.2 metres

**ZJ13 DROPPED KERB VEHICULAR CROSSING**

**026R** The vehicular access(es) hereby approved shall take the form of a  
**E05NA** dropped kerb vehicular crossing.

**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.

**ZJ13 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**

**026R** Prior to first use of the development hereby approved the vehicular  
**E05NA** access shall provide visibility splays of 2.4 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.

### ***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.

### **Supplementary Notes**

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

