

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2021/0549	Your Ref:	MRJ/P/2021/0549
Date:	15 th January 2022		

TOWN AND COUNTRY PLANNING ACT 1990

CHAI AMLINELLLOL (CEDWIR POB MATER YN OL) AM 1 ANNEDD / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING BRYN Y FFYNNON OLD ROAD BWLCHGWYN WREXHAM

Grid Ref: E 326395 N 352691

I refer to your consultation dated 10/06/2021 in respect of the above and would advise you that we have the following comments;

Access

Bryn Y Ffynnon, Old Road, Bwlchgwyn is situated off an adopted 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 (TAN18).

The access provides existing visibility splays of 2.4m x 22.3m (West) & 2.4 x 33.5m (East) these are below the minimum requirements. The proposals offer 2.4m x 121m (West) & 2.4 x 48.5m (East) The western splay is still below these are below the minimum requirement with a shortfall of 60%.

The access is approximately 6m wide reducing to a width of 3.8m, measured 4.3m from frontage of existing access, this access cannot accommodate two vehicles sitting side by side. The access is surfaced with hard bound materials for approximately 4.5m with loose stone beyond. The access is gated at approximately 12.0m from the highway boundary with a measure width (post to post) of 3.2m. It is noted there is a public footpath and an existing gated access next to 'Byrer' access.

Proposed access of this nature would need to be surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary, we would require a minimum width of 4.8m to allow the simultaneous passing of vehicles.

An Aco drain or similar would be required to intercept any private surface water run-off onto the adjacent highways and appropriate drainage system to convey the surface water as part of the SUDS guidance documents. There appears to be a small culverted section of watercourse which passes under the access and a gully that collects surface water from the highway. We suggest the bound material area adjoin the highway also discharges into this gully

Parking

There appears to be an appropriate sized area to accommodate vehicular parking arrangement and is in accordance with LPGN16. The submitted plan shows the proposed parking arrangement, minimum standard parking space dimensions as per Manual for Streets (*length 4.8m / width 2.4m*). If shared use is required an access width of 4.8m will be required as per the submitted plans

Conclusion

TAN 18 states that where development sites are served by an existing substandard access, there should be scope for a limited redevelopment that incorporated a substantial access improvement, even though the improved access would still be below standard. Improvements offer a safety benefit to users of B5430 Old Road, we do not feel the increase in visibility in critical Eastern direction is substantial enough to warrant acceptance of the shortfall.

It would be difficult to support an application based on the information and layout provided and not normally support an application which increases traffic movements using a substandard access arrangement and recommend refusal.

Supplementary Notes

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

A handwritten signature in dark ink, appearing to be 'D. J. ...', written in a cursive style.

Chief Officer, Environment & Technical