

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0415 **Your Ref:** SJG/P/2022/0415
Date: 27th May 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 571 1 Rossett Road Cottages, Rossett Road, Trevalyn, Wrexham.

Development: Two storey side and rear extensions.

I refer to your email / consultation dated 25/05/2022 in respect of the above.

Access

The proposed development site is located on the B5102 Rossett Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The site appears to have been using an informal access at the front of the site for a number of years. This currently accommodates a single vehicle but has no turning provision. The driveway would benefit from re-surfacing.

Visibility from this access is currently inadequate providing splays of approximately 2.4 x 9m in the easterly direction and 2.4 x 4m in the westerly direction measured to the nearside edge of the adjoining highway. Visibility is currently impeded by the existing hedgerow in the westerly direction. Visibility in the easterly direction is limited in that the required splay would need to cut across 3rd party land. I would recommend that the existing brick pillars fronting the site are lowered to maximum height of 1m to maximize visibility.

The revised layout plan (Drg. No. T080/005) received on 25/05/22 indicates proposed splays of 2.0 x 39m to the west measured to the nearside edge and 2.0 x 57m to the east measured to the centerline of the adjoining highway. It is considered unlikely that vehicles travelling west will attempt to overtake in this location given the geometry of the road. Although a setback distance of 2.4 m would normally be required, the proposed splays offer a significant improvement over the existing arrangements.

If the application is supported, I would recommend the applicant constructs a dropped kerb vehicular crossing at the proposed access for which s.184 consent will be required.

Any proposed access will require hard bound paving for the first 5m behind the highway boundary with no gates being erected within 5m of the highway boundary. An Aco drain or similar will be required to intercept any private surface water run-off.

Parking & Turning Provision

I assume that the property currently uses the existing parking space fronting the property and utilizes the layby parking on the opposite side of the road when required.

The proposed parking and turning arrangements at the site appear adequate (6m clearance will be required behind each space for turning). The proposed parking and turning arrangements offer a significant improvement over existing arrangements.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ19 VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 39 metres to the west measured to the near side edge of the adjoining highway and 2.0 metres x 57 metres to the east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

ZJ13 DROPPED KERB VEHICULAR CROSSING

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

Note to Applicant**VERGE / FOOTWAY CROSSING LICENCE**

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 / verge 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, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. A.', written in a cursive style.

Chief Officer, Environment & Technical