

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2022/0004 **Your Ref:** SEH/P/2022/0004
Date: 13th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD A FFURFIO MYNEDFA I GERBYDAU / ERECTION OF DWELLING AND FORMATION OF VEHICULAR ACCESS **15 GEORGE STREET CHIRK WREXHAM**

Grid Ref: E 329015 N 338819

I refer to your consultation dated 06/01/2022 in respect of the above and would advise you that we have the following comments;

George Street/West View, Chirk is an adopted classified road 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 due to traffic calming in close proximity and the presence of on street parking we would estimate the actual speed to be 20mph and require a 2.4m x 25m visibility splay.

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 do not have formalized vehicular access or turning facilities. By providing off street parking and maximizing the visibility this would be a significant improvement. We are satisfied the LPGN16 maximum standards are met with the proposals.

The submitted plan does not clearly show the relocation of the existing telegraph pole and associated infrastructure, we request the applicant provides sufficient information/plans showing the details and confirmation the utility provider accepts the proposals

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.
- ZJ11** **ACCESS WIDTH (West View)**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres
- ZJ11** **ACCESS WIDTH (George Street)**
039R The vehicular access hereby approved shall be a minimum width of 7.2 metres
- ZJ13** **DROPPED KERB VEHICULAR CROSSING**
026R The vehicular access(es) hereby approved shall take the form of a
E05NA dropped kerb vehicular crossing.
- 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.

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.

A handwritten signature in blue ink, appearing to read 'D. J. Jones', is written on the page.

Chief Officer, Environment & Technical