

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2021/1024 **Your Ref:** JK/P/2021/1024
Date: 27th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING **PLOT ADJACENT TO TY GAFFNEY BRYNISA ROAD BRYNTEG WREXHAM**

Grid Ref: E 330878.26 N 352416.83

With reference to your consultation / email dated 28/10/2021 in respect of the above and advise the site is located on an un-adopted road within a 30 mph speed limit. The road is very badly potholed and rutted for its entire length from its junction with Victoria Road down to the development site. The road is narrow and does not permit the simultaneous passage of vehicles. It is noted Whilst it is not possible to improve visibility at the access the addition of just one more dwelling on Bryn Isa Road will result in an increase in the number of dwellings of less than 5% which is the figure Welsh government deem to be a material increase.

The development has previous highways responses with reference to Planning Applications, P/2017/0909 & P/2019/0418 and associated highways conditions.

Condition 14 of P/2017/0909 required the submission of a scheme detailing the layout, design and construction of the proposed surface and drainage improvement along Bryn Isa Road.

Condition 17 of P/2017/0909 required vehicular parking and turning areas to be made available for the existing residents of Bryn Isa Road.

I therefore recommend that any permission include the following conditions:

- | | |
|-----------------------|--|
| 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. |
| ZJ016
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in both directions 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ11
039R**

ACCESS WIDTH

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

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 on the page.

Chief Officer, Environment & Technical