

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2022/0329 **Your Ref:** SEH/P/2022/0329
Date: 11th May 2022

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O DIR YN FAES CERDDED O CWN/ CHANGE OF USE OF LAND TO DOG WALKING FIELD **17 RHOS BERSE ROAD COEDPOETH WREXHAM**

Grid Ref: E 329165 N 350358

With reference to your consultation / email dated 06/04/2022 in respect of the above and advise the following comments on highway grounds.

Rhos Berse Road, Coedpoeth, is an adopted classified road and subject to national speed limit, (60mph). There is no pedestrian provision and the site is located in a rural position with minimal traffic. The actual speed limit will probably be lower than the posted speed limit due to road width, geometry and condition. We estimate actual road speeds of 30mph. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The measured visibility exceeds this requirement in both directions. We do not perceive the application will be cause a detrimental impact on highway grounds.

The existing entrance is gated along the boundary of the road with a quarried stone wall. The measured entrance width of 4.1m, does not allow for the simultaneous passing of vehicles. Increasing the width to 4.8m will allow for vehicles entering into the site keep the highway free from congestion when either exiting or entering the proposed site. The splay to be centralized and vegetation to be cut to max 1.05m to enable visibility.

We request the applicant to provide a suitably scaled drawing showing an improved entrance width and visibility splays shown on the plan.

If supported we recommend the following conditions:

- | | |
|---------------------|---|
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 4.8 metres |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 |

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.

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

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.

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