

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1147 **Your Ref:** JK/P/2021/1147
Date: 13th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

TYNNU'R WAL A'R GWRYCHOEDD, CODI'R ARDD I LEFEL Y FFORDD A GOSOD DREIF A WALIAU CYNNAL / REMOVAL OF WALL AND HEDGES, RAISING OF GARDEN TO ROAD LEVEL AND INSTALLATION OF DRIVEWAY AND RETAINING WALLSH **18 ROGERS LANE GWERSYLLT WREXHAM**

Grid Ref: E 331387 N 352956

I refer to your consultation dated 02/12/2020 in respect of the above and would advise you that we have the following comments;

Rogers Lane, Gwersyllt is classified 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 2.0m x 25m visibility splay.

The submitted plan does not clearly show the splay dimensions required for the proposed driveway, subsequently the associated sketch plan does not indicate the proposed dropped kerb arrangement. We would request a detailed layout plan to scale providing the above information.

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 along Rogers Lane do not have formalized vehicular access or turning facilities. By providing off street parking and maximizing the visibility this would be a significant improvement.

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
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.
- ZJ46
026R** **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ11
039R** **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 7.0 metres
- ZJ13
026R
E05NA** **DROPPED KERB VEHICULAR CROSSING**
The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
- 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.
- ZJ13
026R
E05NA** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 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.



Chief Officer, Environment & Technical