

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2022/0171 **Your Ref:** SG/P/2022/0171
Date: 03rd March 2022

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU MYNEDIAD NEWYDD I GERBYDAU / CONSTRUCTION OF A NEW VEHICULAR ACCESS **28 HEOL OFFA JOHNSTOWN WREXHAM**

Grid Ref: E 330144 N 345818

I refer to your consultation dated 23/02/2022 in respect of the above and would advise you that we have the following comments;

Hoel Offa is subject to a 20mph speed limit and require a 2.0m x 25m visibility splay measured in both directions to the nearside edge as per Manual for Streets. The splay to be centralized and vegetation/walls to be reduced to max 1.05m to enable visibility. We note the submitted plan does not indicate the required minimum dimensions; 3.2m access width and 5.0m length, we request the applicant details this on the plan submitted. We require the access to be hard paved and to have no surface water runoff onto the highway

By providing off street parking and maximizing the visibility this would be a significant improvement.

We would recommend applicant submit a S184 application.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical