

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0591 **Your Ref:** BB/P/2021/0591
Date: 27th September 2021

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU A CHODI GATIAU, A WAL / FORMATION OF VEHICULAR ACCESS AND ERECTION OF GATES AND WALL **1 HEOL Y PARC BRADLEY WREXHAM**

Grid Ref: E 332233.75 N 353946.07

I refer to your consultation dated 18/06/2021 in respect of the above and would advise you that we have the following comments;

1 Hoel Y Parc, (Park Wall Road) Bradley is classified and subject to a 20mph speed limit. The visibility splay required would be 2.4m x 25m, measured in both directions to the nearside edge as per Manual for Streets. The property is adjacent to an existing access to the sports and social club and Cricket Club. On street parking is widely used along the length of Hoel Y Parc. The footpath width outside 2.0m width and positioned at the end of the footpath to the western side of the property is a Bus Stop (Arriva X33 - 5140WDB22700).

The visibility splay measured from the access location (DIS_AD_0107_02) is approximately 2.4m x 12.4m (West) & 2.4m x 26.0m (East). The western visibility is hindered by a protruding boundary wall. The received plan does not clearly indicate the required visibility splays to the nearside edge, the access width or the correct footpath width

We would not support an application which has substandard visibility and recommend refusal based on substandard visibility, location of the existing Bus Stop and the proposal for gates which are not set back a minimum of 5.0m as per WCBC standard conditions.

Supplementary Notes

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



Chief Officer, Environment & Technical