

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0088 **Your Ref:** JK/P/2022/0088
Date: 3rd February 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 492 60 Tan y Coed, Wrexham.
Development: Formation of vehicular access.

I refer to your consultation / email dated 28/01/2022 in respect of the above.

The proposed development site is located on Abenbury Road which is a classified road subject to a 30mph speed limit.

There is currently no official dropped kerb vehicular crossing serving the property and the applicant currently accesses the hardstanding fronting the property by bumping up the kerb. If supported the applicant would require s.184 consent in order to lower the kerb and strengthen the footway at the new access position.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the proposed access only appears to provide visibility splays of approximately 2.0 x 10m in the westerly direction and 2.0 x 15m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is restricted by the existing fence posts / panel and also the required splays would appear to need to cut across 3rd party land.

As the property fronts a classified road, any proposed off road parking would also require turning provision. The proposed development does not include any turning provision within the curtilage of the site.

The proposed access is 3.2m wide and the driveway is surfaced with hard bound materials. The access is gated 1.8m behind the edge of carriageway. I would normally recommend that any proposed gates are setback a minimum distance of 5m behind the adjoining highway (preferably no gates at all).

It would therefore be difficult to support the proposed development given the issues raised above.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical