

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0638 **Your Ref:** SJG/P/2020/0792

Date: 10th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS BODRAN RUTHIN ROAD BWLCHGWYN WREXHAM

Grid Ref: E 326466.22 N 353373.43

I refer to your consultation / email dated 17/08/2021 in respect of the above.

Access

The proposed development site is located on the Ruthin Road, Bwlchgwyn (A525) which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is inadequate in both direction providing a splay of 2.4 x 6m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary wall and building.

The new access location is located on the garden boundary and has approximate visibility measurements of 2.4 x 13.0m (West) & 2.4 x 25.0m (East) measured to the nearside edge of the adjoining highway visibility in both directions is inadequate visibility splays. This has been measured from a central point on the site boundary where the proposed access.

We would normally therefore be unable to support any proposed development that would result in any vehicle movements utilising this substandard access.

If supported, any proposed access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway.

I would normally recommend a minimum access width of 3.2m. The applicant would require a S184 agreement to create a dropped kerb in this location

No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar would be required across the proposed access to intercept such run-off.

The existing access which serves the property for approximately 2 car is substandard and we would request this to be closed up

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 blue ink, appearing to read "D. J. [unclear]".

Chief Officer Environment & Technical