

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2021/0545 **Your Ref:** BB/P/2021/0545
Date: 19th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

CHAS AMLINELLLOL (CEDWIR POB MATER YN OL) AM HYD AT 8 O ANHEDDAU / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR UP TO 8 DWELLINGS SITE OF OLD FIRE STATION AND FORMER CHAPEL COLLIERY ROAD CHIRK WREXHAM

Grid Ref: E 329381.11 N 338072.08

I refer to your consultation dated 21/01/2021 in respect of the above and would advise you the following.

The site is located on a classified highway subject to a 30mph speed limit. The access provides adequate visibility on to Colliery Road, exceeding the Manual for Streets requirements of 2.4m x 43m to the nearside edge of the adjoining carriageway. Access will require a fully formed junction with 6m kerb radius into the site. A minimum road width of 4.8m will be required with the provision of a turning facility to cater for a medium size (7m long) service delivery vehicle. The plans do not indicate the pedestrian footpath provision into the proposed site

Parking provision is required to meet the maximum standards of LPGN 16. The submitted plans do not clearly demonstrate parking requirements and the minimum standard dimensions (2.4m x 4.8m).

We have no objection to the principle of development but would recommend that the applicant submits a suitably scaled plan demonstrating a suitable access into the site over the existing footway and adequate off road parking provision for each dwelling.

We await this information

If supported we recommend any permission includes the following conditions.

CONDITIONS

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

- 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.
- ZJ37**
026R **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: delete as appt *
- 1) Detailed layout, design, drainage and construction of the proposed new footway/ carriageway,
- The scheme as is approved shall be fully implemented prior to first use of the development.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- 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.
- 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.

Supplementary Notes

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



Chief Officer, Environment & Technical