

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0558 **Your Ref:** MRJ/P/2021/0558
Date: 14th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI 2 ANNEDD / ERECTION OF 2 DWELLINGS **LAND TO THE REAR OF 2 ASH CLOSE SUMMERHILL WREXHAM**

Grid Ref: E 331362.61 N 353901.29

I refer to your consultation dated 11/06/2021 in respect of the above and would advise you that we have the following comments;

The site is located on an unclassified highway within an existing housing estate. Adequate visibility is achievable from the proposed access as per the previously granted application **P/2017/0906**.

The existing carriageway is adopted highway and any permission should therefore include a condition requiring a dropped kerb vehicular access which is of adequate width to link into the existing footway. We require a minimum access width of 4.8m to allow for the simultaneous passing of vehicles, the existing access exceeds this requirement.

Parking provision is acceptable and in accordance with LPGN16E.

I would recommend that any permission include the following conditions:

CONDITIONS

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

ZJ07 ACCESS SURFACE (5 metres)

043R 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.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ13 026R E05NA	DROPPED KERB VEHICULAR CROSSING The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.
ZJ11 039R	ACCESS WIDTH The vehicular access hereby approved shall be a minimum width of 4.8 metres
ZJ20 038R	PEDESTRIAN VISIBILITY SPLAY Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
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.
ZJ41 026R	GENERAL LAYOUT Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

Notes to Applicant

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

Chief Officer Environment & Technical