

MEMORANDUM

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

Our Ref: ET/DC/PP/P/2021/0740

Your Ref: BB/P/2021/0740

Date: 4th August 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 488 394 Church View, Bronington, Wrexham.

Development: Single storey front and rear extensions and external alterations to existing dwelling, demolition of garage and erection of new dwelling.

I refer to your consultation / email dated 28/07/2021 in respect of the above.

Access

The development site is located on School Lane which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the proximity to the junction with the A495 and the change in speed limit to 20mph just west of the site.

Assuming speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is currently inadequate providing splays of approximately 2.4 x 6m to the west and 2.4 x 5m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing mature hedgerow fronting the site. It may be possible to achieve the required splays from a modified access by either removing, lowering or setting back the existing hedgerow.

This access is approximately 3.5m wide and is of insufficient width to accommodate the simultaneous passage of 2 no. vehicles. The access is surfaced with loose bound materials and slopes towards the highway. I would normally recommend a shared access of this nature is a minimum width of 4.8m, surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected. An Aco drain or similar will be required to intercept any private surface water run-off. There is already an existing 7.2m wide dropped kerb fronting the site which could be utilised to accommodate a widened access.

I would recommend the applicant provides a revised suitably scaled layout plan which indicates the full extent of the proposed / required splays including annotating the details highlighted above.

Parking & Turning Provision

I understand the existing extended property will be 2 bedroomed and the proposed property will be 3 bedroomed. The proposed parking and turning provision indicated on the submitted layout plan is considered adequate.

I await the requested information.

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, appearing to be 'R. K. M.', written in a cursive style.

Chief Officer, Environment & Technical