

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1086 **Your Ref:** JK/P/2021/1086
Date: 30th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID AC YMESTYN GAREJ I FFURFIO ATODIAD PRESWYL / CONVERSION AND EXTENSION OF GARAGE TO FORM RESIDENTIAL ANNEX FORMER GARAGE AT BRONWYLFA HALL BRONWYLFA WREXHAM

Grid Ref: E 328296 N 348282

I refer to your consultation dated 15/11/2021 in respect of the above.

We do not intend to make any comments from a highways perspective. If the application is supported we recommend that any permission include the following conditions.

CONDITIONS

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.

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

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres

ZJ13
026R
E05NA

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.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'D. J. ...', is written on the page.

Chief Officer, Environment & Technical