

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1160 **Your Ref:** JK/P/2021/1160
Date: 10th December 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 411 540 2 The Gardens, Holt, Wrexham.

Development: Construction of a new access off a classified highway.

I refer to your consultation / email dated 08/12/2021 in respect of the above.

The proposed development site is located on Church Street which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph any proposed / existing access would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway. Visibility from the proposed access is adequate in both directions providing splays in excess of 2.0 x 43m in both directions measured to the nearside edge.

I would normally recommend a minimum access width of 3.2m for a domestic driveway. The submitted plan indicates a 3m wide access. **Please ask the applicant to amend this detail.**

The proposed development fronts a classified road and would normally require turning provision within the curtilage of the site. The submitted layout plan does not include turning provision. However, there are a number of existing properties in this location which have off street parking provision but do not provide turning. I would therefore have no objections to the proposed development in this instance.

Any proposed driveway would require hard bound surfacing for a minimum distance of 5m behind the adjoining highway. No gates would be permitted within 5m of the highway boundary.

Assuming that the proposed driveway slopes towards the highway, an Aco drain or similar would be required to intercept any private surface water run-off.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 43 metres in both directions measured to the near side 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 near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

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.

ZJ38 PAVEMENT CROSSING

026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Note to Applicant

E05NA FOOTWAY CROSSING LICENCE

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