

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0784 **Your Ref:** JK/P/2021/0784
Date: 26th August 2021

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

Location: O. S Grid Ref: 370 575 3 Park View, Chester Road, Rossett, Wrexham.
Development: Construction of new access off a classified highway to create off road parking.

I refer to your consultation / email dated 16/08/2021 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

There is currently no official dropped kerb vehicular crossing serving the property. There is an existing 1.4m dropped kerb (pedestrian facility) which extends a short section in front of the adjoining property. It would only appear possible to provide a 2.7m wide dropped kerb access if the existing telegraph pole stay is to remain.

I would normally recommend a minim access width of 3.2m for a domestic driveway.

Based on speeds of 20mph any proposed / existing access would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing unofficial access is inadequate in both directions being approximately 2.0 x 17m in the northerly direction and 2.0 x 7m in the southerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing telegraph pole along the site frontage, the 1.4m high side boundary fence and the requirement to cut across 3rd party land. Visibility is impeded in the northerly direction by the existing 1.2m high fence fronting the adjoining property and the requirement to cut across 3rd party land.

The proposed development fronts a classified road and would normally require turning provision within the curtilage of the site. The property does not currently provide turning provision. This has not been proposed / provided.

The provision of off street parking in this location would normally be seen as a beneficial. A number of properties along this section of Chester Road have been granted planning permission for a vehicular access in situations similar to that of the current application. I am not aware of any particular problems having arisen at these other sites since the new accesses were brought into use. However, the issue with this property is that the existing telegraph pole significantly hinders the potential construction of a suitable access to optimize visibility ie/ centrally located access.

Given the proximity of the site to the nearby school, I would also recommend the provision of pedestrian visibility splays of 2.4 x 3.3m in both directions from behind the back of the proposed footway in which there shall be no obstruction in excess of 0.6m in height.

In order to consider supporting the application, it would need the issue of the telegraph pole and stay to be addressed ie/ re-located / removed. The applicant may wish to offer a solution to this issue and demonstrate this detail on a revised layout plan.

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 dark ink, appearing to be 'R. H. M.', written in a cursive style.

Chief Officer, Environment & Technical