

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0422 **Your Ref:** MRJ/P/2021/0422
Date: 10th August 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI 2 BUNGALOW A FFURFIO MYNEDIAD CERBYDAU / ERECTION OF 2 BUNGALOWS AND FORMATION OF VEHICULAR ACCESS WYLFA BOWERS ROAD ACREFAIR WREXHAM

Grid Ref: E 327679 N 343326

I refer to your consultation dated 06/05/2021 in respect of the above and would advise you that we have the following comments;

Access 1 (Plot 1)

Wylfa, Cae Bedw, Acrefair is an unclassified highway and subject to a 30mph speed limit. Visibility splay required, 2.4m x 43m. Based on typical speeds of 15mph, any proposed access in this location would be required to provide visibility splays of 2.0 x 17m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Street.

The measured splays are below the minimum requirements, 2.0m x 12m (West) 2.0m x 8.5m (East). The boundary on either side of the property would require modification to allow for the visibility in both directions to be achieved. We acknowledge this is an existing access and to gain further visibility to the West would normally require an S106 agreement to cross over third party land. It is noted on **PA01 Site Plan** the boundary wall proposal is 2.0m high constructed of brick, specifically with the Eastern visibility direction this would not be accepted, we normally specify that no obstruction is greater than 1.0m in height within the visibility splays.

Parking

The proposed parking provision satisfies the requirements for LPGN16. The existing Plot 1 serving the development site is approximately 4.0m wide. The access is surfaced with paved materials leading to a garage. The existing access onto the unclassified road provides some off road parking.

Access 2 (Plot 2)

Wylfa, Bowers Road, Acrefair is a classified highway and subject to a 20mph speed limit. Visibility splay required would be 2.0m x 25m, measured in both directions to the nearside edge as per Manual for Streets. The submitted layout **PA09 Visibility Splays Plan** does not correctly detail the splays required (2.0m x 25m). There is no footway provision based on the existing arrangement and access to Bowers Road is via a stepped path leading to a gate directly onto the highway.

The measured visibility splays (west) for plot 2 (Car Park 6) measures approximately 8.0m to the near side edge of the adjoining highway, the sandstone retaining boundary wall (West) of the property we assume cannot be modified to allow for greater visibility. We also have concerns in relation to (Car Park 5). The parking and access is a 'ONE WAY' system based on the received plans and not with the current flow direction of traffic.

The splays measured from a centralized point on the frontage of plot 2 are acceptable, 2.0m x 25m (West) 2.0m x 25m (East) to the nearside edge.

We request the applicant update the submitted drawings on suitably scaled plans to accommodate the above improvements/information

Parking

The proposed parking provision satisfies the requirements for LPGN16. We would require turning of vehicles within the curtilage of site to allow for the vehicles to exit in a forwards movement. There would appear to be limited space for turning of vehicles. Parallel parking is defined in the standards, in this instance we would suggest revising the layout to maximize the visibility based on a centralized parking arrangement and maximizing the visibility for all road users. We would not support an application with 'Car Park 3' in the current position and are not satisfied with proposals the ability for vehicles to turn around within the curtilage of the site.

If the application is supported, then I would recommend that the applicant applies for s.184 consent to lower the kerb to form a suitable access (see note).

We would recommend that the applicant indicates the proposed parking and appropriate arrangements on a suitably scaled layout plan, Specifically the centralized visibility splay arrangement.

Conclusion

I would therefore not normally support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this substandard visibility along, Bowers Road, Acrefair

We await the requested updated plans

Supplementary Notes

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

Note 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.



Chief Officer, Environment & Technical