

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0555 **Your Ref:** MRJ/P/2021/0555
Date: 13th September 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD / ERECTION OF DWELLING **20 SMITHY ROAD COEDPOETH WREXHAM**

Grid Ref: E 328591 N 351193

I refer to your consultation dated 11/06/2021 in respect of the above and provide additional information to support the application.

Access

Smithy Road, Coedpoeth is an adopted classified road and subject to a 30mph speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. The measured visibility splays (NW) 2.4m x 42m and (SE) 2.4m x 44m, the shortfall in the NW direction is negligible (1.0m), visibility (SE) exceeds the requirements as [per manual for streets, both visibility splays are acceptable and are contained within the footpath extents. The footpath along the frontage of the access has an approximate width of 2.1m. The existing access width is 5.0 – 5.4m and surfaced with bound materials.

Parking & Turning Provision

We acknowledge the layout plan provides adequate turning and parking facilities and is in accordance with LPG16E guidelines. We request the minimum parking bay dimensions (2.4m x 4.8m) are detailed on the submitted '**Proposed Site Layout Plan**' – 10520.02.dsj

I would recommend the applicant submits a revised layout plan indicating the above information.

I recommend that any permission include the following conditions:

ZJ17 VISIBILITY SPLAYS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 42 metres to the Northwest and 2.4 metres x 43 metres to the Southeast 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 5.0 metres

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