

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0624 **Your Ref:** BB/P/2021/0624
Date: 2nd November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILADAU AMAETHYDDOL I 2 UNED LLETY GWYLIAU /CONVERSION OF AGRICULTURAL BUILDINGS TO 2 HOLIDAY ACCOMMODATION UNITS CAE MADOG Ffordd yr Ysgol Gwynfryn Wrexham

Grid Ref: E 326052 N 352229

I refer to your consultation dated 01/07/2021 in respect of the above and would advise we do not intend to make any recommendations or comments.

We recommend the following 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.

ZJ11 ACCESS WIDTH

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

ZJ15 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 2.4 metres x 43.0 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.

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.

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. ...", with a stylized, cursive script.

Chief Officer, Environment & Technical