

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2021/0539 **Your Ref:** MRJ/P/2021/0539

Date: 18th August 2021

TOWN AND COUNTRY PLANNING ACT 1990

**CAIS AMLINELLLOL AR GYFER DYMCHWEL ANNEDD PRESENNOL A CHODI
DAU ANNEDD (CEDWIR POB MATER) / OUTLINE APPLICATION FOR DEMOLITION OF
EXISTING DWELLING AND ERECTION OF TWO DWELLINGS (ALL MATTERS RESERVED)
33 MOSS HILL MOSS WREXHAM**

Grid Ref: E 330722 N 353699

Further to your email / consultation dated 09/06/2021 in respect of the above, I comment as follows:-

Access

The proposed development site is located at Moss Hill, Moss, Pentre Broughton, the proposals and existing property is accessed via Pendwll Road which is an un-adopted, residential road subject to a 30mph speed limit, very light traffic flows and a road width of approximately 4.5m along the length connecting to Moss Road/Westminster road which are adopted classified roads connecting to Pentre Broughton and Gwersyllt. There is no footpath provision on either side of the road the property is access from and locally there is also very limited footpath provision.

The existing access is surfaced with bound materials and is wooden gated 2.8m away from the carriageway onto Pendwll Road. We normally specify gates are to be a minimum of 5.0m set back from the carriageway.

Based on speeds of 30mph any proposed access would normally require visibility splays of 2.4 x 43m in both directions measured to the adjoining highway in accordance with Manual for Streets. Typical vehicle speeds are around 15mph and would require visibility splays 2.0 x 15m in both directions in order to satisfy MFS requirements. Visibility measured from the existing access/driveway is approx. 2.0 x 18m to the north and 2.0 x 22m to the south measured to the centerline of Pendwll Road. Within those splays nothing shall be higher than 1.05m and kept clear. Access widths to be a minimum of 3.2m for both properties.

We request the applicant show the minimum visibility splays and access widths on a suitably scaled drawings for both proposed accesses/plots.

Parking and Turning Provision

Adequate parking provision is provided as per LPGN 16 Standards, the design access statement refers to parking provision within the garage, this is not taken into consideration when applying the maximum standards. We request the layout to be updated with a turning head to allow vehicles turn and exit with a forwards movement within the curtilage of the site. Parking space dimensions are to be a minimum of 2.4m x 4.8m.

We request the applicant show the minimum parking dimensions and turning facilities on a suitably scaled drawing.

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 long horizontal flourish extending to the right.

Chief Officer, Environment & Technical