

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/PP/P/2021/0585      **Your Ref:** SJG/P/2021/0585  
**Date:** 25<sup>th</sup> June 2021

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

**Location:** O. S Grid Ref: 357 546 60 Hillock Lane, Gresford, Wrexham.

**Development:** Alterations to vehicular access and erection of wall.

I refer to your consultation / email dated 16/06/2021 in respect of the above.

## **Access**

The proposed development site is located on Hillock Lane which is a classified, residential road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing shared access currently provides visibility splays of 2.4 x 4m in both directions measured to the nearside edge of the adjoining highway. Visibility in the north westerly direction is impeded by the existing boundary hedge / vegetation and the required splay would also cut across 3<sup>rd</sup> party land. Visibility in the south easterly direction is limited in that the required splay would need to cross 3<sup>rd</sup> party land.

I would suggest that the applicant considers maximizing the available visibility from any proposed access by relocating it to a more central location and maintaining all obstructions to visibility at a maximum height of 1m above the adjoining highway along the site frontage.

The existing access is approximately 5.1m wide reducing to 2.5m wide at 5m behind the adjoining carriageway. The access is surfaced with loose bound materials and has no Aco drain or similar to intercept private surface water run-off.

In terms of the proposed access, I comment as follows:-

The submitted layout plan (Drg. No. PL01) indicates a new splayed access in a similar location to the existing access. The submitted layout plan does not indicate the existing / proposed splays from the new access or the existing / proposed gradient of the access.

Any proposed access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary. An Aco drain or similar would be required to intercept any private surface water run-off.

**I would recommend that the applicant submits a suitably scaled layout plan indicating the above details.**

### **Retaining Walls**

There is an existing retaining wall (approx. 900mm high) fronting the site which is proposed to be replaced with a 1.75m high brick retaining wall. Such a wall is likely to require structural approval from our Structures Section.

I would recommend that you contact our Structures Section for advice in respect of any existing / proposed retaining walls along the site frontage including any required AIP consent.

### **Parking & Turning Provision**

The existing property appears to provide parking for at least 3 cars including turning provision. I would recommend that the proposed extended property provides / retains 3 parking spaces plus adequate turning provision. This detail is indicated on the submitted layout plan.

I await the requested details.

### **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 black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical