

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0671 **Your Ref:** JK/P/2021/0671
Date: 20th July 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 566 Tycaed, Broad Lane, Trevalyn, Rossett, Wrexham.

Development: First floor side extension and erection of boundary wall and fence.

I refer to your consultation / email dated 13/07/2021 in respect of the above.

Access

The proposed development site is located on Broad Lane which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 20mph given the geometry of the road ie/ on a bend.

The existing 10.8m wide dropped kerb access appears to be shared with the neighboring property.

Based on speeds of 20mph, any proposed / existing shared access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is adequate in the northerly direction providing a splay of approximately 2.4 x 28m measured to the nearside edge of the adjoining highway. However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 10m measured to the nearside edge. Visibility is impeded in the southerly direction by the existing shrubs / vegetation along this section which are encroaching onto the existing adopted footway. I would suggest that the applicant considers removing this vegetation to maximize visibility in this direction.

The existing shared access is surfaced with loose bound materials. I would normally recommend that such an access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

Footway

There is an existing 1.8m wide adopted footway fronting the site which is currently being impeded by the overhanging shrubs / vegetation. I would recommend as a minimum that the applicant arranges for the shrubs / vegetation to be cutback where it encroaches over the adopted highway. I **await confirmation that this has been carried out**. I would suggest that the applicant also considers removing this vegetation to maximize visibility in this direction from the shared access.

Parking Provision

Parking provision at the proposed development appears adequate.

I have no objections in principle to the proposed development.

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, consisting of a stylized 'R' followed by a horizontal line with a small loop at the end.

Chief Officer, Environment & Technical