

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0132 **Your Ref:** SEH/P/2021/0132
Date: 20th May 2021

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLOL (POB MATTER WEDI'I GADW'N OL AR GYFER 5 ANNEDD / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 5 NO. DWELLINGS LAND TO THE REAR OF MAES Y GORNEL RHOSLLANERCHURGOG WREXHAM

Grid Ref: E 328771.09 N 347060.49

I refer to your consultation / email dated 03/02/2021 in respect of the above.

Access

The proposed development site is located off Llwyneinion Road, is a classified road subject to a localized 20mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the proposed access serving the development site is adequate in both directions providing a splay in excess of 2.0 x 25m measured to the nearside edge of the adjoining highway.

The access off Llwyneinion Road requires a minimum width of 4.5m enabling the simultaneous passing of vehicles off the adjoining carriageway and radi of 6m at the entrance.

The proposed access road width of 4.5m to continue unless an additional passing place is proposed. Access widths to the properties of be minimum of 3.2m, driveways should be wide enough to allow pedestrian access alongside parked cars (including wheelchair access).

It is noted that there is no footpath provision detailed on the received plan PP-08845172 and acknowledge there is no provision for non-motorized user along Llwyneinion Road.

Parking & Turning Provision

Adequate parking and turning provision would need to be provided within the curtilage of the site for the proposed dwellings. We would recommend that parking at the site is provide in accordance with LPGN 16 maximum standards which would require 3 spaces for a 3 bed dwelling, Garages will not be counted as contributing towards on-site parking provision. Any proposed development of this nature should provide turning within the curtilage of the site as it fronts a classified road. The site has sufficient space to provide adequate parking.

I have no objections in principle to the proposed development. We would request the applicant to provide an updated layout plan detailing the above requirements and await the requested information.

If the application is supported, then we would recommend the following conditions

- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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.
- ZJ09**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres
- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR CROSSING**
The vehicular access hereby approved shall take the form of a dropped kerb vehicular crossing.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 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.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.0 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to applicant

Any proposed passing places should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980. You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highway Authority approve the proposed works to be carried out

