

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0343 **Your Ref:** MP/P/2021/0343
Date: 19th May 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 528 Land to rear of 37 Hampshire Drive, Wrexham.

Development: Outline application (All Matters Reserved) for 1 dwelling.

I refer to your consultation / email dated 21/04/2021 in respect of the above.

Access (Reserved Matter)

The proposed development site accesses onto Ty Gwyn Lane which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets

The required splays have been indicated on submitted layout plan (Drg. No. HI 24/005).

The submitted layout plan indicates a 6m wide access which is considered acceptable. The proposed access will need to take the form of a dropped kerb vehicular access which will require s.184 consent.

I would recommend any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates erected within 5m behind the adjoining highway (back of footway).

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off.

Parking and Turning Provision (Reserved Matter)

The submitted layout plan indicates the provision of adequate parking and turning within the curtilage of the site.

I would therefore 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, appearing to be 'R. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical