

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0109 **Your Ref:** SG/P/2021/0109
Date: 28th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING LAND ADJACENT TO 4 STATION ROAD RHOSTYLLLEN WREXHAM

Grid Ref: E 331288.03 N 348949.24

I refer to your consultation dated 25/02/2021 in respect of the above and the ENQ/2020/0019 we would advise you that we have the following comments;

Station Road, Rhostyllen is unclassified highway and subject to a 30mph speed limit. The land associated with the application has minimal traffic passing the frontage due to the location of the site. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. In this instance we would estimate the actual speed to be 20mph and require a 2.0m x 25m South (Nearside edge) and 2.4m x 17m North (Centreline). The submitted (PL4) planning layout indicates the minimum splays required.

We are satisfied with the parking requirements as per LPGN16E and the ability for vehicles to turn around within the curtilage of the site.

I recommend that any permission include the following conditions:

CONDITIONS

- | | |
|----------------------|---|
| ZJ05
039R | ACCESS GRADIENT
The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%). |
| 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 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 3.2 metres

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R 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 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 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