

MEMORANDUM



From: Chief Officer Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0562

Your Ref: SJG/P/2020/0562

Date: 11th November 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 280 378 2A Llwyn y Cil, Chirk,, Wrexham.

Development: Erection of replacement dwelling.

I refer to your consultation dated 30/09/2020 in respect of the above.

Access

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the south and around 25mph for vehicles approaching from the north given the geometry of the road.

Assuming speeds of 30mph and 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in the southerly direction and 2.4 x 33m in the northerly direction measured to the centerline of the adjoining highway. Visibility can be permitted to the centerline of the carriageway given the narrow nature of the road.

Visibility onto the classified highway is inadequate in the southerly direction providing a splays of approximately 2.4 x 33m (to centerline). Visibility is impeded by the existing hedgerow fronting Snowdrop Cottage. Visibility in the northerly direction is adequate providing a splay in excess of 2.4 x 33m (to centerline). However, this is simply a replacement dwelling utilizing the existing access.

I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. I would recommend that an Aco drain or similar is installed across the access to intercept any private surface water run-off.

Parking & Turning Provision

The proposed parking and turning arrangements at the site appear acceptable.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ07 ACCESS SURFACE (5 metres)

043R 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.

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, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Chief Officer Environment & Technical