

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0709	Your Ref:	P/2020/0709
Date:	3 rd February 2021		

TOWN AND COUNTRY PLANNING ACT 1990

DREIF MYNEDIAD NEWYDD (YN OL DREMIOL) / NEW ACCESS DRIVEWAY (IN RETROSPECT) **ODDI AR Y TWMPATH LANE FROM HIGH STREET TO TAN Y BRYN, GLYN CEIRIOG, WREXHAM.**

I refer to your consultation / email dated 18/01/2021 including Site plan (Drg. No. 02-AC) in respect of the above 'new access driveway in retrospect'

Construction of a new access to the south of the site will require S184 consent.

Access

The unclassified road accesses onto the High Street which is a classified road subject to a 30mph speed limit. Typical vehicle speeds around 25mph given the geometry of the road.

The proposed development site is located on a narrow, unclassified road subject to a 30mph speed limit. Estimated typical vehicle speeds at being around 20mph along this section given the geometry of the road and condition (adjacent to newly formed access). Manual for Streets require any proposed / existing access to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway.

The existing access to the north of the site to be closed up as new improved access is now provided. Details to be indicated/clarified on a layout plan.

The access is approximately 15m wide reducing to at least 4.8m at 5m from frontage of proposed site access and accommodates two cars sitting side by side. The access is surfaced with hard bound materials for approximately 6.7m with loose stone beyond. Proposed access of this nature would need to be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary, with no gates being erected. An Aco drain or similar would be required to intercept any private surface water run-off onto the adjacent highways and appropriate drainage system to convey the surface water as part of the SUDS guidance documents.

The newly constructed access appears to provide visibility splays of at least 2.4 x 25m in both directions which would be considered adequate. Site plan (Drg. No. 02-AC) to be updated with this information, allowance of the visibility splay to the centerline of the carriageway is acceptable in this circumstance.

I would recommend that the applicant enter into a S184 with the following conditions:-

1. **ZJ39 VERGE CROSSING**
026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. A license should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670
2. **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.
2. **ZJ09 NO GATES WITHIN 5 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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 dark ink, appearing to be 'R. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical