

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0410 **Your Ref:** MRJ/P/2020/0410

Date: 23rd September 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 400 501 Oakfields, Bowling Bank, Isycoed, Wrexham.
Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation dated 12/08/2020 in respect of the above.

Access

The development site is situated on Church Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 30mph given the geometry of the road.

Based on speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the carriageway given the limited width of the road.

Visibility from the existing / proposed access appears adequate in both directions providing splays in excess of 2.4 x 43m in both directions measured to the centerline of the adjoining highway subject to regular maintenance of the hedgerow either side of the access.

I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

Parking & Turning Provision

Parking & turning provision for the proposed property appears adequate (Drg. No. 6986 07).

I therefore have no objections to the proposed development and recommend any permission includes 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. -----.

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.

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.

Supplementary Notes

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



Chief Officer, Environment & Technical