

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0830 **Your Ref:** SJG/P/2020/0830
Date: 23rd March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 481 Ty Awen, Wrexham Road, Marchwiell, Wrexham.

Development: New Vehicular Access.

I refer to your consultation / email dated 06/02/2019 in respect of the above.

The proposed development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit..

Assuming typical speeds of 30mph, any proposed / existing access in this location 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.

Visibility from the proposed access appears to be adequate providing splays in excess of 2.0 x 43m in both directions.

The applicant appears to have cleared the frontage of the site to form off road parking for up to 4 cars. The frontage has been surfaced with loose gravel. I would recommend that the proposed driveway is surfaced with hard bound materials eg/ bitmac or block paviors for a minimum distance of 5m behind the adjoining highway.

There shall be no gates or other means of enclosure across the vehicular access point.

No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be erected across the access / driveway to intercept any such run-off if the driveway falls towards the adopted highway.

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

There are existing BT service chambers located in the footway fronting the proposed access. I **would strongly recommend that the applicant contacts BT for advice on any adjustments required to these existing services in order to construct the proposed access.**

Parking & Turning Provision

The proposed development would appear to provide up to 4 no. off road parking spaces at the property which would potentially reduce the demand for on-street parking along the A525 Wrexham Road.

As the property fronts a classified road, I would normally recommend appropriate off road turning to be provided. The proposed development does not appear to provide any off road turning. However, there are a number of existing properties along this section which also do not provide turning facilities.

In this instance, I would have no objections to the proposed development and 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. @@@

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 2.4 metres x 43 metres in both directions measured to the near side 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 near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access(es) hereby approved shall take the form of a dropped kerb
E05NA vehicular crossing.

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.

NONSTD NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point.

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.

Notes to Applicant

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblineline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. E.', written in a cursive style.

Chief Officer, Environment & Technical