

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0868 **Your Ref:** MRJ/P/2020/0868
Date: 07th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI 4 TALIADAU (BYWA CHYMORTH) / ERECTION OF 4 APARTMENTS (ASSISTED LIVING) TIR Y CAPEL SECOND AVENUE LLAY WREXHAM

Grid Ref: E 333257 N 355709

Access

I refer to your latest consultation 23/02/2021 referring to the revised site layout plans in respect of the above and would advise you that we have the following comments;

The proposed 4 apartment development access is situated on Sixth Avenue, Llay, Wrexham. The road is unclassified subject to a 30mph localized limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets. A site visit confirms requirements are met and in accordance with the standards. for parking provision based on site layout plan **2594_19001 Rev P2** (received on 23/02/2021) are acceptable.

Parking

We are satisfied that this parking provision is appropriate and in accordance with LPG16.

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, in order to construct the proposed scheme the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This will be included as a planning condition.

Waste Disposal / Recycling / Deliveries

Any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

We would recommend that you consult with our Waste Strategy Officer – Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection

Conclusion

We would support the application subject to the following conditions:

Conditions

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.

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.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access hereby approved shall take the form of a dropped
E05NA kerb vehicular crossing. Further details to be issued in the form of a plan for the reinstatement access and kerbing. This would be subject to a S184 agreement.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

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 nearside edge of the adjoining highway. Within these splays there shall be no obstruction/vegetation in excess of 1.05 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.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing
E03N access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

ZJ20 PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

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

Note to Applicant

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline 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 dark ink, appearing to be 'R. Owen', written in a cursive style.

Chief Officer, Environment & Technical