

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0629 **Your Ref:** SG/P/2020/0629
Date: 8th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

CREU MAN PASIO / CONSTRUCTION OF PASSING PLACE PLEASANT VIEW NEW BRIGHTON MINERA WREXHAM

Grid Ref: E 327423 N 350712

I refer to your consultation dated 15/10/2020 in respect of the above.

Access

Pleasant View, New Brighton, Minera is in a rural location with no footway provision, no street lighting and very few public services / amenities ie/ shops, schools.

The proposal is on an adopted unclassified road and subject to a 30mph speed limit. The road leads to two properties one being a farm the actual speeds 10-15mph due to the road geometry and condition. The road width varies, average width 2.9m with no provision for non-motorized users or existing passing place. The forward visibility required based on manual for street would be 10m based on the assumption of a 5m road width. The forward visibility based on the road geometry and proposed plans is 14m (North), leading towards the property 10m (South).

We acknowledge the existing foliage exacerbates the hazards for non-motorized users as there are no footpath provisions leading to the property. We agree the removal of the embankment as per the submitted cross sectional plan is an improvement on the existing situation and providing a passing place would be beneficial to all road users.

Parking

We would advise the parking/passing place to have a minimum of 6m in length and 3m taper, the width to be maximized within the site curtilage, passing place to be delineated with a dropped kerb along the length of the proposed passing place. The cut into the embankment should of an appropriate gradient no steeper than 1:3 and confirm the slope stability is not compromised.

Conclusion

We would have no objections to the proposed development for a passing place. We would advise the applicant to submit a plan detailing/dimensioning the layout and confirm the proposals for the materials for surfacing/drainage.

Conditions

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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

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, 3, 4 & 5 of the supplementary notes.

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

Chief Officer, Environment & Technical