

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0671 **Your Ref:** MRJ/P/2020/0671
Date: 24th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

ADI FODELU AC ADNEWYDDU TAI CYSGODOL I DDARPARU LLETY BYW A CHYMORTH / REMODELLING AND REFURBISHMENT OF AN EXISING SHELTERED HOUSING SCHEME TO PROVIDE ASSISTED LIVING ACCOMMODATION TIR Y CAPEL SECOND AVENUE LLAY WREXHAM

Grid Ref: E 333257 N 355709

Access

I refer to your latest consultation 22/02/2021 referring to the revised site layout plans in respect of the above and would advise you that we have the following comments;

The proposed development situated on Second 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. Due to the configuration and layout of the road we acknowledge the actual speed is 20mph requiring 2.0m x 25m visibility splays in both directions. The proposed visibility requirements for parking provision based on site layout plan **2594_19003 Rev P2** (received on 23/03/2021) are acceptable and in accordance with Manual For Streets. The parking positions would require a S184 agreements as detailed within the conditions.

Parking

We are satisfied that this parking provision is appropriate and in accordance with LPG16. We note that parking spaces 6 and 7 are not in an ideal position relating to the reversing movement and the close proximity of the adjacent junction on Fifth Avenue, in this instance we would accept the proposals.

Pedestrians

We acknowledge the pedestrian movements and the proximity of the local facilities. To ensure further safety we will require the plan to be updated as detailed in the following conditions below. The hooped railing as noted on the received plan will not be in excess of 0.6m high.

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.

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 of the centralized 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 2.0 metres x 25 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.

A handwritten signature in black ink, appearing to be 'R. K.', with a stylized, flowing script.

Chief Officer, Environment & Technical