

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Mared Rees-Jones
Our Ref: ET/DC/P/2021/0101 **Your Ref:** MRJ/P/2021/0101
Date: 16th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING JARMAY, STATION AVENUE, CHIRK, WREXHAM

Grid Ref: E 328889 N 337741

I refer to your email / consultation dated 02/03/2021 in respect of the above and comment as follows:-

Access

The development site is located on Jarmy, Station Avenue, Chirk, Wrexham, a classified road subject to a 30mph speed limit.

Any proposed / existing access along this section would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.05m in height. The proposed plan (2013-01A) details the required splays as per manual for streets and improvements to the 'Castle Crescent' junction providing 4.5m x 60m (East) this exceeds the requirements of 2.4m x 43m. We would not normally support a new access within close proximity to an existing junction. In this instance we would support an application showing a 2m footpath along the frontage of Jarmy and appropriate dropped kerb arrangements to enable pedestrian access to the adjacent footpath along Station Road benefitting pedestrian safety and protect visibility in this direction. To ensure perpetuity of the visibility splays at 'Crescent Avenue' and the proposed access we would request the plan to be updated detailed footpath and dropped kerb locations.

The applicant would need to enter into a S38 / S278 agreement with the Council to construct such a footway.

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements and we would request the maximum 2 parking spaces as detailed on the layout. The submitted layout plan indicates the provision of 2 spaces which is considered adequate given the location of the development. It is current council policy that any new access on a classified highway provides off road turning facility to ensure that vehicles do not have to reverse within the highway, the plan received shows a turning arrangement, we would request additional information regarding the minimum WCBC parking space standard 4.8m x 2.4m and 6m behind to enable vehicle maneuvering.

Conclusion

Based on the details submitted please provide additional information to support the application as detailed. Further to these amendments to the layout plans we would require the following conditions:

Conditions

- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR CROSSING**
The vehicular access hereby approved shall take the form of a dropped 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 S38/S278 agreement.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
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**
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.
- ZJ45**
026R **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
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.
- ZJ35**
050R **NEW 2.0 METRE FOOTWAY**
Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage and associated dropped kerb arrangement in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. This would be subject to a S38/S278 agreement.

Supplementary Notes

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

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical