

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0430 **Your Ref:** SEH/P/2020/0430
Date: 21st September 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 295 462 Westerdale, Hill Street, Rhos, Wrexham.
Development: Outline application (all matters reserved) for 6 dwellings.

I refer to your consultation dated 14/08/2020 including layout plan (Drg. No. T045/008 Rev A) in respect of the above.

Although all matters are reserved, I comment as follows:-

Access

The proposed development site is located off Gardden Lane which is a residential, classified road subject to a 20mph speed limit.

Assuming typical speeds of 20mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The submitted layout plan does not adequately demonstrate the full extent of the required visibility splays from the proposed access. The required splays would appear to cut across 3rd party land in both directions ie/ across the frontage of the Surgery in the southerly direction and across the property known as Hanmer House in the northerly direction.

There is also an existing bus stop on the southerly corner of the proposed access. Any people waiting to catch the bus are likely to impede visibility at this location.

I would normally recommend that the applicant indicates the full extent of the required splays from the proposed access point measured to the nearside edge of the adjoining highway on a revised layout plan.

Visibility at the junction of Gardden Lane onto Gutter Hill (30mph) is inadequate in the westerly direction providing a splay of approximately 2.4 x 7m measured to the nearside edge of the adjoining highway being impeded by the boundary wall of the adjoining property. Visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway would normally be required. This junction would not benefit from any significant increase in vehicle movements.

Notes to Applicant

- *The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in blue ink, appearing to read 'Shaun Ranky', is written over the typed name.

Chief Officer, Environment & Technical