

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0013 **Your Ref:** MRJ/P/2021/0013
Date: 2nd March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 481 Grove Cottage, Wrexham Rd, Marchwiel.

Development: Outline application (with all matters reserved) for one dwelling.

I refer to your consultation dated 08/01/2021 in respect of the above.

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

Access (reserved mater)

Access

The proposed development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I would recommend the applicants provides a suitably scaled layout plan indicating the full extent of the required splays from both proposed access points.

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the adjoining highway (preferably no gates erected).

The applicant will require s.184 consent to construct the new access points.

I would recommend that the applicant submits a revised layout plan indicating / annotating the above details.

Parking & Turning Provision (reserved mater)

I would recommend that parking provision is provided in accordance with LPGN 16 maximum requirements for both the existing and proposed dwelling.

Turning provision shall be provided for both the existing and proposed dwelling.

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

Chief Officer, Environment & Technical