

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0048 **Your Ref:** JK/P/2021/0048
Date: 17th February 2021

TOWN AND COUNTRY PLANNING ACT 1990

MYNEDIAD NEWYDD I GERBYDAU / NEW VEHICULAR ACCESS **17 WHEATSHEAF LANE GWERSYLLT WREXHAM**

Grid Ref: E 331441 N 353033

I refer to your consultation dated 19/01/2020 in respect of the above and would advise you that we have the following comments;

Wheatsheaf Lane, Gwersyllt is classified and subject to a 30mph speed limit, with speed bumps in close proximity to the proposed access, the actual speed limit will probably be lower than the posted speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets.

In this instance due to the proximity of the speed bumps we would estimate the actual speed to be 25mph and require a 2.0m x 33m visibility splay. The splay to be centralized and vegetation to be cut to max 1.05m to enable visibility. The access width to be a minimum of 3.2m. Minimum length 5m.

We would normally require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Wheatsheaf Lane. By providing off street parking and maximizing the visibility this would be a significant improvement.

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.

- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 3.2 metres
- ZJ13** **DROPPED KERB VEHICULAR CROSSING**
026R The vehicular access hereby approved shall take the form of a dropped
E05NA kerb vehicular crossing.
- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 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.

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.', is positioned here.

Chief Officer, Environment & Technical