

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0450 **Your Ref:** MRJ/P/2020/0450
Date: 13th October 2020

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

Location: O. S Grid Ref: 357 574 Briarley, Burton Road, Rossett, Wrexham.
Development: Alterations to vehicular access.

I refer to your consultation dated 24/08/2020 in respect of the above.

Access

The proposed development is located on Burton Road which is a classified / residential road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally require visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway. Visibility would be permitted from a setback distance of 2.0m in this instance as it's for a single dwelling.

The existing access is 3.9m wide providing visibility splays of approximately 2.0 x 7m in both directions measured to the nearside edge.

It is difficult to see precisely what is proposed from the plans they submitted:-

However, I would advise that they provide a more centralised access point and lower hedges to max 1m above carriageway along entire site frontage to maximise visibility in both directions. The telegraph pole will need to be re-located to improve visibility. I would recommend that a new dropped kerb crossing is constructed (requires s.184 consent) at the new access position and the existing dropped kerb is reinstated to full height footway construction.

Any proposed access would need a minimum 5m of hard bound surfacing behind the back of footway with no gates erected within 5m of the adjoining highway.

An Aco drain or similar will be required to intercept any private surface water run-off.

Parking and Turning Provision

It appears that there is currently space for 3 cars on site plus turning in front of the property. This level of parking provision / turning should be retained.

I would recommend that they submit a more detailed plan indicating the suggested improvements, proposed parking / turning provision and proposed extent of visibility they intend to provide.

I await the requested information.

A handwritten signature in black ink, consisting of a stylized 'M' followed by a horizontal line.

Chief Officer, Environment & Technical