

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0201 **Your Ref:** MRJ/P/2020/0201
Date: 24th August 2020

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

Location: O. S Grid Ref: 345 506 Land to the East of Wynnstay Avenue and North of The Venture, Wrexham.

Development: Construction of a 535 M2 Grass Reinforcement Maintenance Access Track and Associated Boundary Treatments (Associated with Dwr Cymru Welsh Water underground storm water tank).

I refer to your consultation / email dated 17/08/2020 including revised plans Drg. Nos. 4391_S_240_ARP-XX-AG-DR-CD-08003 Rev P2 (Visibility Splays), 4391_S_240_ARP-XX-AG-DR-CD-08005 Rev P1 (Vehicle Swept Paths) and 4391_S_240_ARP-XX-AG-DR-CD-08002 Rev P2 (Site Layout Plan) in respect of the above.

Access

The proposed development site is accessed off Wynnstay Avenue to the north which is an unclassified road subject to a 30mph speed limit and also off Deva Way to the south which is an unclassified road subject to a 20mph speed limit

Any proposed access off Wynnstay Avenue would normally require visibility splays of 2.4 x 43m measured to the nearside edge of the adjoining highway. Visibility at the proposed access appears adequate.

Any proposed access off Deva Way would normally require visibility splays of 2.4 x 25m measured to the nearside edge of the adjoining highway. Visibility at the proposed access appears adequate.

Any proposed gates will need to be setback a suitable distance behind the adjoining highway to accommodate the maximum size of vehicle likely to visit the site. The proposed gates are to be setback at least 12m behind the highway boundary which is considered adequate (max vehicle length visiting site is 12m).

The submitted details are considered acceptable.

Swept Path Details

The submitted details are considered acceptable.

Street Lighting Columns

I understand that the applicant has contacted our Street Lighting Section – contact Paul Rogers to discuss the proposed development who considers the submitted details to be acceptable.

Traffic Regulation Orders

In terms of the proposed TROs / road markings / signage, I understand that discussions have already taken place with the applicant / Traffic Section - contact: Darren Green and the submitted details are considered acceptable.

In terms of any proposed bollards, I would recommend that the applicant agrees the required specification with our Streetscene Engineer – Kevin Edwards (Tel: 01978 729732).

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

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GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) Nos. Drg. Nos. 4391_S_240_ARP-XX-AG-DR-CD-08003 Rev P2 (Visibility Splays) and 4391_S_240_ARP-XX-AG-DR-CD-08002 Rev P2 (Site Layout Plan).

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VERGE CROSSINGS

Prior to first use of the development verge crossings to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to Applicant

E05NA

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, consisting of a large, stylized 'V' or 'W' shape followed by a horizontal line and a small flourish.

Chief Officer Environment & Technical