

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0303 **Your Ref:** MRJ/P/2020/0303
Date: 6th August 2020

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

Location: O. S Grid Ref: 292 379 49 Bron y Waun, Chirk, Wrexham.
Development: Construction of new vehicular access.

I refer to your consultation dated 24/07/2020 in respect of the above.

The proposed development site is located on a residential, classified road subject to a 30mph speed limit.

The existing access would obviously benefit from a properly formed dropped kerb access to access the existing hardstanding. Providing off-street parking in this location has the added benefit of keeping the road clear of parked vehicles in close proximity to the junction with Church View.

It would appear possible to provide off-road parking for 2 vehicles at the property.

I would recommend that nothing is planted or erected within 2.4m of the highway boundary / back of footway to maximize visibility from the proposed access.

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

CONDITIONS

ZJ11 ACCESS WIDTH
039R The vehicular access hereby approved shall be a minimum width of 3.2 metres.

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**
033R **NO GATES WITHIN 5 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ21**
038R **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.
- ZJ38**
026R **PAVEMENT CROSSING**
Prior to first use of the development a pavement crossing 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** **FOOTWAY 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 footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical