

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Matthew Phillips

Our Ref: ET/P/2020/0207 **Your Ref:** P/2020/0207

Date: 6th July 2020

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

Location: O. S Grid Ref: 260 426 Land at The Cottage, Garth Road, Garth, Llangollen, Wrexham.

Development: Erection of detached dwelling.

I refer to your consultation dated 01/07/2020 in respect of the above.

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

Although all matters are reserved, I would make the following comments:-

Access

The proposed development site is located on Garth Road which is a classified road subject to a 30mph speed limit. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The existing access is only 2.9m wide and currently meets Garth Road at an acute angle. Although visibility is adequate in the easterly direction, visibility appears to be limited in the westerly direction by the existing boundary wall.

The proposed access indicated on layout plan (Drg. No. 0765/PL02/B) appears to offer a significant improvement providing a wider access to accommodate two cars sitting side by side and improved geometry.. I would recommend that a suitable layout plan is provided indicating how the required splays will be provided. The existing boundary wall will need to be lowered to achieve the required splays. Details of the proposed access gradient will also need to be provided.

Access will require hard bound paving and preferably no gates.

Retaining Walls

Layout, design, drainage and construction details of any proposed retaining walls (or alterations to existing retaining walls) impacting on the adjoining highway will be required. I would recommend that the applicant liaises with our Senior Engineer Structures – contact Roger Davies on Tel: 01978 729736.

Parking & Turning Provision

Adequate parking and turning provision will be required within the curtilage of the site.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'Kulums', followed by a comma.

Chief Officer, Environment & Technical