

Cerys Jones

From: Mared Rees-Jones
Sent: 10 July 2020 07:50
To: planning
Subject: FW: ENQ/2017/0259 - Bryn Y Ffynon, Bwlchgwyn

Please upload the comment to the file Thanks

From: Phil Palmer
Sent: 27 May 2020 12:07
To: Mared Rees-Jones
Subject: RE: ENQ/2017/0259 - Bryn Y Ffynon, Bwlchgwyn

Hi Mared

Further to our discussion earlier, I comment as follows (without benefit of a site visit):-

Access

Based on a 40mph speed limit, any proposed / existing access would normally require visibility splays of 2.4 x 120m in both directions (nearside edge). The submitted Design & Access Statement indicates that splays will be improved from 22.3m and 33.3m to 62.3m and 38.4m. However, the improved splays still fall significantly short of the required standard.

Normally require such a shared access to provide a minimum width of 4.8m for at least 5m behind the highway boundary.

Hard bound paving for first 5m and preferably no gates at all.

Aco drain or similar if access falls towards highway.

Parking & Turning Provision

Adequate parking and turning would appear achievable.

Based on the previous comments from Pete and the significant shortfall in visibility compared with National Guidance I would not be able to support the proposed development.

Hope this is of assistance.

Phil

From: Mared Rees-Jones [<mailto:Mared.Rees-Jones@wrexham.gov.uk>]
Sent: 27 May 2020 11:09
To: Phil Palmer
Cc: Mared Rees-Jones
Subject: FW: RE: ENQ/2017/0259 - Bryn Y Ffynon, Bwlchgwyn

Pete's email on this

-----Original Message-----

From: Peter Douthwaite [mailto:peter.douthwaite@wrexham.gov.uk]

Sent: 30 January 2018 16:35

To: Mared Rees [mailto:Mared.Rees@wrexham.gov.uk]

Subject: RE: ENQ/2017/0259 - Bryn Y Ffynon, Bwlchgwyn

Mared

The site is located on a classified highway subject to a 40mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 120m to the nearside edge in both directions.

Visibility to the south east of the access is restricted to approximately 2.4 x 33m. To the north west it is restricted to 2.4 x 15m.

From a 2.0m setback which can sometimes be considered acceptable depending on location, it is possible to achieve an adequate splay to the north west but the splay to the south east remains seriously substandard.

There appears to be adequate space within the site to provide parking and turning for two additional dwellings.

There have been numerous accidents on the road in the past 10 years. Given the shortfall in visibility I am unwilling to support the use of the access to serve any more additional traffic.

Regards

Pete

From: Mared Rees

Sent: 26 January 2018 13:20

To: Jon Brewin; Peter Douthwaite; Emma Broad

Subject: ENQ/2017/0259 - Bryn Y Ffynon, Bwlchgwyn

CONSULTATION ON PLANNING ENQUIRY ENQ/2017/0259

Proposed Development: Erection Of 2, Two Storey Dwellings With Garages

Location:

Bryn Y Ffynnon

Old Road

Bwlchgwyn

Wrexham

LL11 5UF

I should be grateful for your comments on the above pre-application enquiry within 14 days of the date of this email. The documents are available on Civica/ attached to this email. *(please delete as necessary)*

Mared Rees

Planning Officer

01978 298776

26th January 2018

Note to Case Officer: please ensure subject box is not left empty