

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0398	Your Ref:	MP/P/2017/0398
Date:	24 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 357 512 Land adjoining Bryn Estyn Cottage, Bryn Estyn Road, Wrexham.

Development: Renewal of unexpired outline planning permission code no. P/2014/0197 for the erection of a single dwelling.

I refer to your consultation dated 18/05/2017 in respect of the above.

The proposed development site is located on Bryn Estyn Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Any proposed / existing access serving the development site would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

It would appear possible to provide the required splays subject to the removal / setting back / lowering of the existing hedgerow fronting the site.

I would recommend that any proposed single access serving the site is a minimum width of 3m and is paved with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

Adequate parking and turning provision shall be provided within the curtilage of the development site.

Providing the above requirements can be provided, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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

Note to Applicant

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 cross the highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



 Service Manager Environment