

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2015/0808                 | <b>Your Ref:</b> | P/2015/0808                                  |
| <b>Date:</b>    | 3 December 2015             |                  |                                              |

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**Location:** O. S Grid Ref: 3310 3480 2 Henblas Road, Rhostyllen  
**Development:** Construction of new vehicular access and hard standing / turning area and erection of gates.

I refer to your consultation 2 November 2015 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit. It is possible to achieve adequate visibility on to the highway from the proposed access.

The occupier of number 2 currently parks a vehicle on the footway in front of the property, gaining access to the footway from the existing drop kerb in front of number 4 Henblas Road and leave via the low kerbs directly in front of the property.

It is now proposed to open a gated access on to the front garden of number 2 and construct a parking and turning area for a car. Given that the car currently parks and turns on the footway it is considered that the provision of a parking and turning area in the front garden will be beneficial to highway safety.

I can therefore confirm that I would make no objection on highway grounds to the proposed parking area in your front garden.

I am aware that there is a highway stopping up order fronting the site, which is proposed as part of the redevelopment of National Trust owned land on Wrexham Road Rhostyllen. If the stopping up order is ever implemented it will actually enhance access to 2 Henblas Road.

I recommend that any permission include the following conditions:

## CONDITIONS

**ZJ20  
038R**

### **PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)**

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the edge of the footway to points 3.3 metres either side measured along the nearside edge of the carriageway. Within

these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

**ZJ22**  
**035R**

**PARKING AND MANOEUVRING TO BE KEPT CLEAR**

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

*Peter Duthwaite*

*PM* Service Manager Environment