

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0673	Your Ref:	P/2023/0673
Date:	02/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIADAU UNLLAWR YN YR OCHR AC YN Y CEFN, AC ESTYNIAD UNLLAWR OCHR AR Y GAREJ / SINGLE STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY GARAGE EXTENSION TO SIDE

29 ANNEFIELD PARK GRESFORD WREXHAM
Grid Ref: E 335214.92 N 354841.79

I refer to your consultation / email dated 19/10/2023 in respect of the above.

Access

The proposed development site is located on an unclassified, residential road subject to a 20mph speed limit. However, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road.

Based on speeds of 15mph, any proposed / existing access would normally require visibility splays of 2.4 x 18m in both directions measured to the nearside edge. Visibility in the south westerly direction is adequate providing a splay of approximately 2.4 x 22m measured to the nearside edge. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 12m measured to the nearside edge. Visibility is impeded in this direction by the existing hedgerow. I would suggest the applicant considers lowering a section of the hedgerow to maximize visibility from existing access.

The access is paved with hard bound materials.

Parking & Turning Provision

The property currently provides parking for around 3 cars (garage excluded).

The proposed development appears to provide parking for at least 4 cars which is considered adequate.

I therefore raise 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.

A handwritten signature in blue ink, appearing to read 'K. Edwards', is positioned above the title.

Chief Officer, Environment & Technical