

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Mared Rees-Jones
Our Ref: ET/DC/P/2021/0101 **Your Ref:** MRJ/P/2021/0101
Date: 10th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING JARMAY, STATION AVENUE, CHIRK, WREXHAM

Grid Ref: E 328889 N 337741

I refer to your email / consultation dated 19/05/2021 in respect of the above and received layout plans, comment as follows:-

Access

The development site is located on Jarmy, Station Avenue, Chirk, Wrexham, a classified road subject to a 30mph speed limit.

The proposed plan (2013-01B) details the requirements as per our previous recommendations, incorporating the 2.0m wide footpath and appropriate dropped kerb arrangements to enable pedestrian access. Visibility in the West direction complies with Manual for Streets 2.4m x 43m, requirements, visibility splay to the East of Station Road when measured on site falls below the minimum 2.4m x 43m, the measured splay is 2.4m x 38m. In this instance we would accept the shortfall as the Improvements to the frontage and the removal trees and footpath provision creates a betterment and improvements to the 'Castle Crescent' junction.

Supplementary Notes

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

Yours faithfully

Chief Officer, Environment & Technical