

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0495 **Your Ref:** BB/P/2021/0495
Date: 16th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

MYNEDIAD NEWYDD I GERBYDAU / NEW VEHICULAR ACCESS 74 BRYN HEDD SOUTHSEA WREXHAM

Grid Ref: E 330686 N 352082

I refer to your consultation dated 02/06/2020 in respect of the above and would advise you that we have the following comments;

74 Bryn Hedd, Southsea is classified and subject to a 30mph speed limit, with speed bumps in close proximity to the proposed access, the actual speed limit will probably be lower than the posted speed limit. The visibility splay required would be 2.4m x 43m, measured in both directions to the nearside edge as per Manual for Streets.

In this instance we would estimate the actual speed to be 25mph and require a 2.0m x 33m visibility splay. The splay to be centralized and vegetation to be cut to max 1.05m to enable visibility. We note the submitted plan indicates 3.0m access width and 6.0m length, we accept these dimensions.

We would normally require turning movements to be contained within the property boundary, in this instance we would allow the applicant not to provide this as per the existing properties along Bryn Hedd. By providing off street parking and maximizing the visibility this would be a significant improvement.

We would recommend applicant submit a S184 application.

Supplementary Notes

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



Chief Officer, Environment & Technical