MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1257 Res(2)	**Your Ref:**	P/2024/1257
Date:	28/10/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD TIR O GWRTIL PRESWYL, GOSOD DREIF A CHREU ARDAL PARCIO NEWYDD ODDI AR Y FFORDD / CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE, LAYING OF DRIVEWAY AND FORMATION OF NEW OFF ROAD PARKING AREA

LOCATION: 5 CASTLE MILL, CHIRK, WREXHAM, LL14 5BL

I refer to your consultation / email dated 28/10/2024 including revised layout plans (sheet 1 & 2 – dated 09/10/2024) in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:-

- The proposed development site is located on the B4500 which is a classified, rural road subject to a 50mph speed limit. Based on typical speeds of 50mph, any proposed / existing access would require visibility splays of 2.4 x 160m measured to the nearside edge of the adjoining highway in both directions.

  Current visibility from the proposed access is inadequate providing approximately 2.4 x 15m to the east and 2.4 x 20m to the west measured to the nearside edge of the adjoining highway. Visibility is impeded in the easterly direction by the existing boundary fence / hedgerow. It is not clear as to the extent of land under the control of the applicant in the easterly direction. Visibility is impeded in the westerly direction in that the required splay would need to cut across 3rd party land (ie/ boundary wall / land occupied by first property on north eastern corner of B4500 / Castle Mill junction).

  The revised location / block plan (dated 09-10-24) appears to indicate proposed splays of 2.4 x 160m to the west and 2.4 x 143m to the east measured to the far side of the adjoining highway. This does not comply with TAN 18 requirements.

The Local Highway Authority (LHA) recommend the applicant provides a revised layout plan indicating the existing and proposed splays as required by TAN 18 (measured to the nearside edge of the adjoining highway in both directions) over land under their control.

- The existing field access is approximately 4m wide and is gated 5.7m behind the edge of carriageway. The access is unsurfaced (grassed).

  Any proposed access of this nature would require a minimum of 5m of hard bound paving, gates setback a minimum of 5m behind adjoining highway (preferably no gates). An Aco drain or similar would be required to intercept any private surface water run-off where an access falls towards the highway. **LHA recommend the applicant provides a revised layout plan indicating the above detail including annotating the dimensions of the access.**

  The submitted access details (dimensions & surfacing) indicated on the revised layout plan are considered acceptable.

- No details of the existing use of the field / typical daily vehicle movements have been provided (ie/ agricultural use or other). **The LHA recommend that this information is provided along within any permitted use at the site.**

  This detail has not been provided.

- **The LHA recommend the applicant provides details of the existing parking / turning provision on a suitably scaled layout plan.**

  Details of the existing parking arrangements have not been provided. The proposed parking and turning arrangements indicated on the revised layout plan are considered acceptable.

- In terms of the proposed parking / turning provision, the submitted block plan indicates 2 no spaces plus turning. **The LHA recommend the applicant provides a revised layout plan indicating the above detail including annotating all relevant dimensions. The LHA also recommend the applicant provides details of the size of the existing dwelling (ie/ number of bedrooms).**

  The proposed parking and turning arrangements indicated on the revised layout plan are considered acceptable.

The LHA await the requested infromation.

Supplementary Notes

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



On behalf of Chief Officer, Environment & Technical