Access Statement for 7 Rackery Lane, Llay, Wrexham

The site is located on a classified highway within a 40 mph speed limit. Welsh Government guidance recommends a visibility splay of 2.0m x 120m in both directions for the presumed speed of traffic; it is possible to achieve these splays from the proposed access.

Due to the size and configuration of the plot, it is not feasible to provide an off-road turning facility within the curtilage of the site. However, there are numerous accesses in the immediate vicinity that do not provide such a turning facility.

Given that there are a number of accesses in the immediate vicinity with similar characteristics to the proposed access, it is considered that the highway authority could not reasonably object to the current planning application.