

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2024/0087	Your Ref:	P/2024/0087
Date:	07/03/2024		

TOWN AND COUNTRY PLANNING ACT 1990

**AMRYWIO AMOD 7 Y CANIATAD CYNLLUNIO P/2021/0640 DIWYGIO GEIRIAD YR AMOD /
VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2021/0640 TO AMEND
WORDING OF CONDITION**

CHAPEL FARM MEADOWS WHITEWELL WHITCHURCH WREXHAM
Grid Ref: E 349390.27N 341178.68

I refer to your consultation / email dated 19/02/2024 in respect of the above.

I understand that permission (ref: P/2021/0640) was granted on 03/07/2023. Condition 7 limits the site to no more than 5 no. 4 person holiday touring caravans on the land at any one time.

Having visited the site on 06/03/24 it was noted that visibility at the site access remains inadequate providing splays of approximately 2.4 x 25m to the east and 2.4 x 20m to the west measured to the nearside wheel-track. Visibility is impeded by the existing hedgerow in both directions. Condition no. 10 of P/2021/0640 required splays of 2.4 x 52m in both directions.

Condition 12 required the access to be surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. The access is currently surfaced with loose, unbound material.

I assume Planning Enforcement will ensure the above conditions are delivered.

I understand that the applicant can set up and operate a Certified Site for tourist accommodation without the need to obtain planning permission. Such a site can comprise up to 5 caravans as well as 10 tents. I understand that this is the fallback position should the application be refused.

I previously raised concerns in respect of the routes to / from the site in respect of narrow nature of the lanes and lack of visibility at the junctions of Whitewell Lane and Broadoak Lane via the A525 Whitchurch Road.

However, I assume that if 10 additional tents were added at the site, they could potentially generate as many movements each as the movements generated by an additional caravan. Assuming there are no tents on the site, the proposed additional 3 no. touring caravans would not generate any

significant increase in vehicle movements than is permitted under the Certified Site regulations. I assume the number of tents on site could be limited if considered necessary.

Providing adequate parking provision is provided for the 3 no. additional touring pitches then I would have 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.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

- 1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
- 2. Use of a parking space for a set down/delivery area;*
- 3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
- 4. If any lane closure or obstruction of the highway is required for a crane or similar;*
- 5. Protection against dust and debris blowing onto the public highway*
- 6. Construction traffic parking locally avoiding nuisance to others;*
- 7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
- 9. A section 278 agreement works agreement is required for more significant alterations to the existing highway*
- 10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
- 11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*
 - No surface water from the applicants site should be allowed to drain onto the public highway,*
 - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
 - No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

**The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated

separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

A handwritten signature in blue ink, appearing to read 'K. Jones', with a stylized flourish at the end.

Chief Officer, Environment & Technical