

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0596	Your Ref:	P/2023/0596
Date:	05/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD I BARC CARAFANAU AR GYFER 14 CARAFÁN DEITHIOL YCHWANEGOL / EXTENSION OF CARAVAN PARK FOR ADDITIONAL 14 NO. TOURING CARAVANS

CLAYS CARAVAN PARK BRYN ESTYN PARK WREXHAM
Grid Ref: E 337189.99 N 351261.99

I refer to your consultation / email dated 19/09/2023 in respect of the above.

Access

The proposed development site is located on Bryn Estyn Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the east and 40mph for vehicles approaching from the west given the geometry of the road.

TAN 18 (Technical Advice Note No. 18) would normally require any proposed / existing access to provide visibility splays of 2.4 x 70m to the east and 2.4 x 120m to the west measured to the centreline of the adjoining highway. Visibility can be relaxed to the centreline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access serving the site appears adequate in both directions providing splays in excess of 2.4m x 70m in the easterly direction and in excess of 2.4 x 120m in the westerly direction measured to the centreline of the adjoining highway.

The existing / proposed access is considered to be of sufficient width to serve the proposed development being greater than 5.5m wide and gated at approximately 13m behind the adjoining carriageway. The access is surfaced with hard bound materials.

Given the restricted width of carriageway along the majority of Bryn Estyn Road, I previously recommended that no further development takes place at the site until appropriate passing places are provided. A number of passing places have since been constructed leading to the site from Black Wood Way (dual carriageway) to the east which have provided significant benefit for the passing of vehicles along Bryn Estyn Road.

Public Footpath

Public footpath PROW no.4 (Bieston) runs alongside the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Parking & Turning Provision

There would appear to be ample parking & turning provision on site.

I therefore have no objections to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

Supplementary Notes

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

Note to Applicant:

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