

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/PP/P/2022/0441 Res(3) **FAO:** Gwyn Humphreys
Your Ref: P/2022/0441

Date: 6th September 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 457 Cottage Gorse Farm, Worthenbury, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling with detached garage, new vehicular access, landscaping and closure of existing access, with all associated works.

I refer to your consultation / email dated 30/08/2023 in respect of the above.

Access

The proposed development site is located on the B5069 Worthenbury Road which is a rural, classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 7m in the north easterly direction and 2.4 x 6m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The existing access is approximately 11m wide reducing to 3.7m at around 22m behind the adjoining carriageway. The access is surfaced with loose bound materials. If this access were to remain in use (and only for domestic use, not agricultural), it would benefit from hard bound surfacing eg/ bitmac for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary (preferably no gates to be erected).

The private driveway leading to the development site is typically 3.2m wide and cannot accommodate the simultaneous passage of 2 vehicles. I would suggest that the applicant considers providing a suitable passing place along the existing driveway should this access be retained.

Proposal

I previously understood that all of the existing agricultural buildings and original farmhouse would be demolished (or part converted) to leave a single dwelling and is likely to result in a reduction in daily vehicle movements through this substandard access compared with its previous agricultural use. The latest plan indicates the retention of a number of the existing buildings. **Could you please ask the applicant to clarify what the existing retained buildings will be used for and any related daily vehicle movement these will generate (if any).**

Proposed Site Plan (Drg. No. YD2-GOR-LP001 Rev A)

I previously suggested that the applicant considers carrying out improvements to the access to maximize visibility in both directions in the interest of highway safety. The latest revised plan indicates the closure of the existing sub-standard access and creation of a new access located approximately 50m further south of the existing access. However, no details of the proposed access ie/ dimensions / Aco drain / setting back of any gates / full extent of proposed visibility splays have been indicated / annotated on the revised plan. **I would recommend that the above details are indicated / annotated on a revised layout plan.** The applicant will need to apply for s.184 consent in order to close up the existing access and construct the new access.

Parking & Turning Provision

I understand that the proposed property is a 5 bedroomed dwelling.

The proposed parking and turning provision indicated on the submitted layout plan (Drg. No. 16A) is considered adequate.

I await the requested information.

Supplementary Notes

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



 Chief Officer, Environment & Technical