

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO:: Rhian Chitty
Our Ref: ET/DC/P/2023/0372 **Your Ref:** P/2023/0372
Date: 12 July 2023

TOWN AND COUNTRY PLANNING ACT 1990

**CAIS AMLINELLOL AR GYFER CODI ANNEDD MENTER WLEDIG (CADW POB MATER) /
OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING (ALL
MATTERS RESERVED)**

SPRING HILL FARM SPRING HILL FARM ROAD SELATTYN WREXHAM
Grid Ref: E 321004.65 N 334605.88

I refer to your consultation / email dated 26/06/2023 in respect of the above.

With reference to the above application we note the following and refer to this officer's previous enquiry response memorandum, dated 3/10/22 for ENQ/2022/0280.

Traffic generation: By providing an on site staff residence this application will reduce highway traffic once built.

Access: This proposal utilises an existing access onto the existing carriageway which is a single tracked road along which speeds are unlikely to exceed 30 mph. Visibility splays are more than adequate, comfortably achieving 2.4 x 43m subject to regular hedge trimming (66m and 73m previously measured). It is noted that this is an existing entrance in regular use and is already tarmacked.

Parking: It is noted that three additional new spaces limited to this application are provided, in accordance with LPG 16 for a 3 to 4 bedroom dwelling.

Conclusion:

As this proposal will in fact reduce traffic to and from the farm, we support this proposal from a highway perspective.

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