

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Louise Phillips
Our Ref:	ET/DC/PP/P/2023/0622	Your Ref:	P/2023/0622
Date:	16/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI 2 STRWYTHUR SWYDDFA AR WAHAN (OL WEITHREDOL) / ERECTION OF 2 DETACHED OFFICE STRUCTURES (IN RETROSPECT)

LONGFIELDS COTTAGE BUCK ROAD COMMONWOOD WREXHAM

Grid Ref: E 337878 N 353481

I refer to your consultation / email dated 28/09/2023 in respect of the above.

The proposed development site is located on Buck Road which is a rural, classified road subject to a 60mph speed limit.

Assuming speeds of 60mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 8m to the north and 2.4 x 11m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access. I would suggest that the applicant considers carrying out improvements at the site access to maximize visibility in both directions.

The existing access serving the proposed development site is approximately 3.5m wide and is surfaced with hard bound materials. The access is gated approximately 5.9 m behind the adjoining carriageway.

I would not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access. However, I understand that the existing business is mainly conducted via the internet with very few customers actually visiting the site. There would appear to be sufficient space within the curtilage of the site for the parking and turning of around 7 cars and I am not aware of any complaints / issues in respect of on-street parking along this section. I understand the proposed offices are simply for use by existing staff already on site.

I would therefore 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.

A handwritten signature in blue ink, appearing to read "K. S. S. S.", is positioned above the title.

Chief Officer, Environment & Technical