

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0389	Your Ref:	P/2023/0389
Date:	11/07/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O AMAETHYDDIAETH I SAFLE CERDDED CWN GYDA GWAITH CYSYLLTIEDIG / CHANGE OF USE FROM AGRICULTURE TO DOG WALKING SITE WITH ALL ASSOCIATED WORKS

LAND OFF CHESTER ROAD LAVISTER ROSSETT WREXHAM

Grid Ref: E 337436.78 N 358609.94

I refer to your consultation / email dated 04/07/2023 in respect of the above.

Access

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access is adequate in both directions providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. The submitted layout plan indicates the provision of the required splays from the proposed access. The provision of these splays is reliant on the regular maintenance of the existing verges and overhanging trees.

The existing access is approximately 3.9m wide and is gated 8.8m behind the edge of carriageway. The access is unsurfaced. I would normally recommend that an access of this nature is a minimum width of 4.8m and is gated a minimum distance of 10m behind the adjoining highway. I would normally recommend that such an access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway.

The submitted layout plan (Drg. No. 77771/RJC/003) indicates the provision of a 6m wide access for the first 10m which is considered acceptable. The access will require hard bound surfacing as indicated above. The existing 4.5m wide dropped kerb access would benefit from widening both sides to serve the proposed / modified access. The applicant will need to apply for s.184 consent from the Council to carry out these works.

Given the layout of the proposed access, I assume that the main access will also provide access to the adjoining fields for agricultural purposes.

Traffic Generation

I assume that the associated / adjoining agricultural use will generate very few vehicle movements. In terms of the proposed dog walking paddock, I assume that as 4 parking spaces have been indicated on the layout plan, that the business will be limited to a maximum of 4 cars being on site at any one time (including any staff vehicles) and **controlled by a suitable car parking management plan (condition)** so as not to cause an any overspill of parking on the adjoining highway.

Parking and Turning Provision

Adequate parking and turning provision would need to be provided within the curtilage of the site.

The number of parking spaces required could be provided in line with a suitable condition (ie/ car parking management plan) which controls the maximum number of cars / clients allowed on site at any one time via the suggested booking system along with a statement that no staff / clients will park on the adjoining highway. This could include delaying arrivals and departures between each consecutive session.

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

CONDITIONS

- | | |
|-----------------------|---|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@ |
| ZJ15
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ08
043R | ACCESS SURFACE (10 metres)
Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway. |
| ZJ09A
033R | NO GATES WITHIN 10 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary. |
| NONSTD
026R | PAVEMENT CROSSING
Prior to first use of the development the pavement crossing to the site shall be constructed / widened in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority. |

Supplementary Notes

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

Note to Applicant:

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Owen', written in a cursive style.

Chief Officer, Environment & Technical