

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO::</b>     | Amy Brittain                        |
| <b>Our Ref:</b> | ET/DC/PP/P/2023/0078                   | <b>Your Ref:</b> | P/2023/0078                         |
| <b>Date:</b>    | 23/03/2023                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O AMAETHYDDIAETH I HAMDDEN D2 (RHANDIR A GARDD  
SYNHWYRIADD) ACHODI GAZEBO (OL WEITHREDOL) / CHANGE OF USE FROM  
AGRICULTURE TO D2 LEISURE (ALLOTMENT AND SENSORY GARDEN) AND ERECTION OF  
GAZEBO (IN RETROSPECT)

WOODCROFT HOLLYBUSH BANGOR ON DEE WREXHAM  
Grid Ref: E 340719 N 343837

I refer to your consultation / email dated 24/02/2023 in respect of the above.

### **Access**

The proposed development site is located on Holly Bush Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Assuming typical speeds of 25mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements.

Any proposed / existing access would also normally be required to provide adequate forward visibility providing a stopping sight distance of 33m for vehicles approaching from the east. Forward visibility approaching the existing / proposed access is adequate providing a stopping sight distance in excess of the above requirements.

The existing / proposed access is 5.3m wide and gated 3.1m behind the adjoining carriageway. The access is surfaced with hard bound materials. **I assume a suitable condition could be included which requires the gates to remain open during proposed opening / operating times.** The access is considered adequate to serve as a shared access.

### **Parking & Turning Provision**

I understand that the proposed development includes a limited number of allotment plots (ie/ 3 no) and a sensory garden. I understand that it would serve as a community facility for local people to meet up.

I understand that the proposed facility will only accommodate a limited number of people at any one time and the applicant has indicated that a booking system could be operated to limit numbers attending the site. I assume it may be possible to control the number of clients visiting the site should the application be supported eg/ **condition for a Car Parking Management Plan.**

LPGN 16 requires a maximum of 1 car space per 15m<sup>2</sup> gfa. It would seem appropriate to request details of the maximum number of clients that will be permitted on site at any one time along with **a detailed layout plan of the proposed parking & turning arrangements.** Parking & turning provision for the existing property will also need to be indicated.

In principle, I 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 black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical