

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Rhian Chitty
Our Ref:	ET/DC/PP/P/2023/0018	Your Ref:	P/2023/0018
Date:	01/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ERECTION OF TIMBER FRAMED OVERSPILL UNIT ANCILLARY TO THE MAIN DWELLING / CODI UNED A FFRAM BREN YN ATODOL I'R PRIF ANNEDD

STABLEHOUSE THE PANT FARM HANMER WREXHAM Grid Ref: E 343289.36 N 340139.63

I refer to your consultation / email dated 08/02/2023 in respect of the above.

Access

The proposed development site is located off Pigeon Lane which is narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph for vehicles approaching from the north and 30mph for vehicles approaching from the south given the geometry of the road.

Based on such speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m to the north and 2.4 x 43m to the south measured to the centreline of the adjoining highway. Visibility can be permitted to the centreline of the carriageway given the width of the road along this section.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in the northerly direction and in excess of 2.4 x 43m in the southerly direction measured to the centreline of the adjoining highway.

The existing access is approximately 19m wide reducing to 5m wide at 6.4m behind the edge of carriageway and is considered adequate to serve the proposed development. The access is surfaced with hard bound materials.

Parking & Turning Provision

There would appear to be adequate parking & turning provision within the site curtilage.

I would therefore raise 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 dark ink, appearing to be 'R. K. ...', written in a cursive style.

Chief Officer, Environment & Technical