

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2022/1053	Your Ref:	P/2022/1053
Date:	30 June 2023		

Oddi Ar Y Twmpath, Garth, Glyn Ceiriog, Wrexham, LL20 7LY
Conversion of agricultural building to dwelling

Further to your email / consultation dated 17/04/2023 in respect of the above, I comment as follows:

The application is for the conversion of a former agricultural building to a three bed residential property including parking. WCBC comments on this application have previously been provided in January 2023.

The applicant has since provided additional information which forms the basis of this response.

Access

The applicant has provided a revised drawing (Ref: 3971-HWAY PROP) for the High Street/unclassified road junction. It is proposed to introduce white lining at the south west corner of the junction to push the give way line of the unclassified road further out into the junction. This is to improve visibility in a south westerly direction for vehicles exiting from the unclassified road.

The drawing indicates a visibility of 38m could be achieved in a south westerly direction to the centreline of the High Street carriageway. As noted in the previous WCBC response, visibility can be relaxed to the centreline given the restricted carriageway width. WCBC request that the drawing is revised with the hatching and give way line extended further so a visibility of 43m to the centreline can be achieved. This would provide a sight stopping distance (SSD) in accordance with Manual for Streets.

WCBC request a visibility splay of 2.4 x 33m is provided from the existing junction onto High Street in a north easterly direction measured to the nearside edge of the adjoining highway. This is to demonstrate a SSD of 33m can be achieved in accordance with Manual for Streets.

It is proposed to remove the vegetation along the north wall of The Vicarage to increase the carriageway width of the unclassified road. WCBC request a drawing to evidence that two vehicles can pass simultaneously either in the form of an annotated drawing with dimensions or an AutoTrack drawing.

The applicant has submitted a Crash Map report which shows that one collision was recorded in 2004 on High Street south of the junction. No collisions have been recorded at the High Street/Ceiriog Terrace Road/Unclassified Road priority junction over the last five years.

Parking and Turning Provision

It is proposed the dwelling will have three bedrooms. In line with LPGN 16 requirements, a provision of three parking spaces is appropriate.

Adequate turning provision will need to be provided, there should be a clearance of at least 6m behind the proposed parking spaces to achieve this. WCBC request evidence turning within the site can be achieved for both a car and a medium sized delivery vehicle (such as a 3.5 tonne Iveco Daily or 3.5 tonne Mercedes Sprinter van) either through a drawing with suitable annotated dimensions or an AutoTrack drawing.

WCBC requests details of how waste collection / recycle arrangements will be carried out.

Traffic Generation

The applicant has submitted traffic surveys undertaken on Sunday 19th March 2023 and Wednesday 22nd of March 2023 for three separate hourly periods. This recorded the unclassified road is lightly used with total two-way movements ranging between one to three vehicles per hour.

No trip generation information has been provided for the development. Based on a sensitivity test using TRICS the development could generate in the region of five daily vehicle trips. This is deemed acceptable subject to:

- Widening of the unclassified road to allow two-way vehicle movements
- Modifications at the junction with High Street to provide the required visibility of 43m SSD in a south westerly direction

Should an application be supported the above items could be added as planning conditions to be completed prior to occupation of the development.

Public Rights of Way

See previous WCBC response

Conclusion

The following further information is required for approval:

- Updated visibility splay drawing in a south westerly direction to achieve a 43m SSD.
- A visibility splay of 2.4 x 33m from the existing junction onto High Street in a north easterly direction measured to the nearside edge of the adjoining highway.
- A drawing indicating dimensions and proposed carriageway width of unclassified road following vegetation clearance.
- A drawing indicating turning provision within the site for both a car and medium sized delivery vehicle.

Subject to approval, a S278 condition will be required for all highway works and a S38 condition for adopted highway works associated with the development.



Chief Officer, Environment & Technical