

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0044	Your Ref:	P/2023/0044
Date:	07/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ADEILAD GWEITHWYR AMAETHYDDOL / ERECTION OF AGRICULTURAL WORKERS DWELLING

THREE FIELDS FARM RACKERY LANE LLAY WREXHAM **Grid Ref: E 332796.56 N 357112.74**

I refer to your consultation / email dated 15/02/2023 in respect of the above.

Access

The proposed development site is accessed off Rackery Lane which is a classified road subject to a 40mph speed limit.

The existing access provides visibility splays in accordance with TAN 18 requirements being in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The proposed dwelling is served by an existing access serving the turkey farm which is considered adequate to serve the additional dwelling.

Parking & Turning Provision

Parking & turning provision at the site appears adequate.

I 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 120 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.

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. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical