

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0020	Your Ref:	P/2023/0020
Date:	15/02/2023		

TOWN AND COUNTRY PLANNING ACT 1990

**AMRYWIO AMOD O CANIATAD CYNLLUNIO RHIF P/2007/1302 I DDIWYGIO'R CYNLLUN / VARIATION OF
CONDITION 2 OF PLANNING PERMISSION CODE NO P/2007/1302 TO AMEND DESIGN**

PARK FARM BOWLING BANK ISYCOED WREXHAM

Grid Ref: E 340677N 351331

I refer to your consultation / email dated 09/02/2023 in respect of the above.

Access

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

Based on speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

I understand that the applicant was previously intending to access the property via the existing field access to the north of the site frontage. However, the applicant is now intending to close up this access and utilise the main farm access located to the south of this access.

Visibility from the main access proposed to serve the property is adequate providing splays in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway in both directions.

The main access proposed to serve the property is at least 6.8 m wide for the first 6m behind the adjoining carriageway. Assuming no agricultural activity will continue at the site, I would recommend the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

I would recommend an Aco drain or similar is provided across the access to intercept any private surface water run-off.

Parking & Turning Provision

There would appear to be adequate parking & turning provision indicated on the proposed layout plan.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) – MAIN ACCESS

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the near side 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 near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 metres)

043R 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 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

ZJ01 EXISTING ACCESS TO BE CLOSED

026R The existing access as shown on the approved plan no. @@@ shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.
E03N

Supplementary Notes

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



Chief Officer, Environment & Technical