

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1002	Your Ref:	P/2022/1002
Date:	15/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU LLETY MEWN RHANDY / ERECTION OF ANNEXE ACCOMMODATION

CANAL COTTAGE CADNEY LANE BETTISFIELD WREXHAM

Grid Ref: E 346151.75 N 335443.84

I refer to your consultation / email dated 02/12/2022 in respect of the above.

The proposed development site is located on Cadney Lane which is a rural, unclassified road subject to a 60mph speed limit. However, a previously conducted speed survey along this section determined 85th percentile speeds of 28mph for vehicles approaching from the north west and 30mph for vehicles approaching from the south east.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 39m to the north west and 2.4 x 43m to the south east measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing dwelling is served by a single access track approximately 2.5m wide which cannot accommodate the simultaneous passage of 2 no. vehicles. There would appear to be no scope to widen the existing access to achieve this assuming that the land either side of the access is under 3rd party control.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 5m to the north west and 2.4 x 6m to the south east measured to the nearside edge of the adjoining highway. The existing hedgerows impeding visibility either side of the access appear to be under 3rd party control.

The existing access is surfaced with loose bound materials and would benefit from re-surfacing with hard bound materials.

There would appear to be adequate parking and turning space within the curtilage of the site.

A previous consent (ref: P/2016/0923) was granted at the site for the demolition of a property and erection of 2 storey dwelling with garage and a separate annexe. The current application appears to be for an additional detached 2 bed dwelling. Given the sub-standard access issues raised, it would normally be difficult to support such a development. However, if the proposed additional property is considered to be an annexe which is normally tied to the existing dwelling, then I would raise no objections 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