

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0924	Your Ref:	SH/P/2022/0924
Date:	14/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING LAND AT TALFRYN COTTAGE ERBISTOCK WREXHAM

Grid Ref: E 334128.05 N 342783.5

I refer to your consultation / email dated 07/11/2022 in respect of the above.

Access

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

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline given the restricted carriageway width along this section. The existing access provides splays in excess of 2.4 x 33m in both directions which is considered acceptable.

The existing gated field access is approximately 4.5m wide and is gated 3m behind the adjoining carriageway. The access is unsurfaced.

Any proposed agricultural access would need to be surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates being erected within 10m of the highway boundary.

Parking & Turning Provision

Parking & turning provision at the development site appears adequate.

I would therefore recommend any permission include 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. @@@

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

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 centreline 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.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

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