

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0093	Your Ref:	P/2023/0093
Date:	16 May 2023		

**Erection of an agricultural workers dwelling.
Land Lower Parks Farm, Parkside, Rossett, Wrexham.**

Further to your letter / consultation dated 08/03/2023 please see the following comments: -

The proposed development includes the erection of a 3-bedroom dwelling on land at Lower Parks Farm which is located on Lower Park Road, Parkside, Rossett, Wrexham.

Access

The proposed development site is located on Lower Park Road (referred to as Parkside Road on provided plans), which is a narrow and rural road subject to a 60mph speed limit which links Park Lane with B5102 Rossett Road.

The proposed development appears to have two accesses: a proposed site access to the north of the site which forms a junction with Lower Park Road; the other to the south of the site which is an existing access which forms a junction with a farm track.

The applicant has not provided visibility splays for the proposed site access. These are required for Highways review of the application therefore it is requested that these are provided. Visibility splays should be in accordance with Welsh Government's TAN 18.

Proposed Site Plan (P633/102 Rev P3, dated 16.02.22) shows the proposed site layout and access. It is unclear from the plan what the dimensions of the proposed access or the driveway are. It is requested that the applicant provides an updated/new site plan including dimensions of the access (width, distance of gate from the highway and the driveway width).

The proposed gate should be setback behind the adjoining highway to ensure vehicles are not on the highway whilst the gate is being opened or closed. In addition, the gates should open inwards and not out onto the highway.

A Section 38/278 agreement will be required to construct the new access.

Parking & Turning Provision

WCBC Parking Standards (LPG 16) state that a 3–4-bedroom dwelling would require 3 car parking spaces. The requested updated/new site plan should provide clarity on car parking and should show that three cars can safely park and manoeuvre on the site.

Conclusion

Further information is required to review this application. This includes:

- Visibility spays for the proposed site access in accordance with Welsh Government's TAN 18.
- An updated/new site plan including dimensions of the proposed site access (width, distance of gate from the highway and the driveway width).
- A Section 38/278 agreement will be required to construct the new access.

A handwritten signature in black ink, appearing to be 'R. Jones', is written on a light blue rectangular background.

Chief Officer, Environment & Technical