

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0001	Your Ref:	P/2023/0001
Date:	03/02/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI FFENS DERFYN A STORFA NEWYDD / ERECTION OF BOUNDARY FENCE AND ERECTION OF NEW STORAGE FACILITY

OAK LODGE CORKSCREW LANE RUABON WREXHAM

Grid Ref: E 331320.33 N 347028.68

I refer to your consultation / email dated 26/01/2023 in respect of the above.

Access

The development site is located on a narrow, rural unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 30m to the north west and 2.4 x 20m to the south east measured to the centerline of the adjoining highway. Visibility is impeded by the existing boundary fence. The existing access is approximately 4.3m wide and is gated at 3.5m behind the edge of carriageway. The access is partly surfaced with hard bound materials and loose bound materials.

I would not normally be able to support any development that is likely to result in any significant increase in vehicle movements utilising this sub-standard access.

It is not clear what the proposed storage facility is for. **I would request further clarification on its intended use.**

Parking & Turning Provision

Adequate parking and turning provision will be required within the curtilage of the site. **This detail should be indicated on a revised layout plan.**

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. H. M.', written in a cursive style.

Chief Officer, Environment & Technical