

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0761	Your Ref:	SH/20202/0761 Res(1)
Date:	21/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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BRUNETT FARM TY BROUGHTON WHITCHURCH WREXHAM
Grid Ref: E 347247 N 342996

I refer to your consultation / email dated 20/09/2022 in respect of the above.

Access

The proposed development site is located on Lower Wych Road which is a narrow, rural, classified 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.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

There would appear to be 4 no. existing access points along this section. However, I assume that the proposed 2 no. dwellings and paddock will be accessed through the 2 accesses located to the south west of the site frontage. The submitted Design & Access Statement refers to an attached Driveways Document. This document does not appear to have been submitted.

The details of the proposed access points for the proposed 2 no. dwellings and paddock are not clear. **I would recommend the applicant provides a suitably scaled plan indicating the layout of the proposed access points and the full extent of the existing / proposed visibility splays from these accesses.**

I assume that the proposed paddock is that outlined in blue on the submitted layout plan. I assume that this paddock will be for personal use and not commercial. This detail needs clarification.

Parking & Turning Provision

Adequate parking and turning provision will need to be provided within the curtilage of the site for both dwellings. **I would recommend the applicant provides a suitably scaled plan indicating the proposed parking & turning arrangements at the site.**

Any proposed access intended to provide access to the paddock will need to be designed accordingly to accommodate a trailer plus car or horsebox ie/ gates setback at least 10m behind the adjoining highway and a turning facility for such a vehicle. **I would recommend the applicant provides a suitably scaled plan indicating this detail.**

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