

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: SEH/DC/PP/P/2022/0612 **Your Ref:** SEH/P/2022/0612
Date: 11th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 428 447 Land at Mulsford Farm, Sarn, Malpas, Wrexham.

Development: Conversion of agricultural building to dwelling.

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

Access

The proposed development site is located off Queensford which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph for vehicles approaching the main access from the south west and around 30mph approaching from the south east given the geometry of the road.

Based on the above speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in the south westerly directions and 2.4 x 43m in the south easterly direction measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access is considered adequate in both directions providing splays in excess of 2.4 x 33m in the south westerly directions and 2.4 x 43m in the south easterly direction measured to the nearside edge of the adjoining highway.

The existing / proposed access is at least 4.6m wide for at least 5m behind the adjoining highway and can accommodate the simultaneous passage of 2 vehicles which is considered adequate to serve as a shared access. The access is surfaced with hard bound materials for at least 5m behind the adjoining highway.

I understand that some existing agricultural activities will continue through this existing access in addition to the existing and proposed dwelling. If this was a new access, I would normally recommend a 4.8m wide access for a minimum distance of 10m behind the adjoining highway.

Parking and Turning Provision

Adequate parking and turning provision would appear to be available within the curtilage of the development site.

I therefore have no objections to the proposed development and 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 no. -----.

ZJ17 VISIBILITY SPLAYS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the south west and 2.4 metres x 43 metres to the south east measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 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