

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0499 **Your Ref:** SH/P/2022/0499
Date: 1st June 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 460 The Poplars, Cock Bank Lane, Marchwiell, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation / email dated 31/05/2022 in respect of the above.

Access

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

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

I understand the existing access will be retained to serve the proposed replacement dwelling. Visibility from the existing access is inadequate in both directions due to the existing hedgerow. The existing access currently provides visibility splays of approximately 2.4 x 8m in the north westerly direction and 2.4 x 11m in the south easterly direction measured to the centerline of the adjoining highway. I would suggest that the applicant considers carrying out improvements to the existing access to maximize visibility in both directions. If no improvements are proposed then I would recommend that the existing splays are retained as a minimum. **Could you please ask the applicant to indicate the full extent of the existing / proposed splays on a suitably scaled layout plan.**

The existing access is approximately 3.4m wide, gated at 5.5m behind the adjoining carriageway and paved with hard bound materials.

Parking & Turning Provision

I would recommend that the proposed property provides parking and turning provision in accordance with LPGN 16 (maximum requirements) and LPGN 21 requirements. The proposed parking and turning arrangements appear acceptable.

I await the requested details.

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. S.', written in a cursive style.

Chief Officer, Environment & Technical