

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0677 **Your Ref:** SEH/P/2022/0677
Date: 12th August 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 343 428 Land at Talfryn Cottage, Erbistock, Wrexham.
Development: Outline Application (all Matters Reserved) for farm workers dwelling.

I refer to your consultation / email dated 10/08/2022 in respect of the above.

Although this is an "All Matters Reserved" application, I would make the following observations:-

Access

The proposed development site is located on Chapel Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline given the restricted carriageway width along this section.

The submitted layout plan (Drg. No. D127/002) indicates the provision of splays from the proposed access of 2.0m x 64m to the west and 2.0 x 55m to the east measured to the centerline of the adjoining highway. The use of a 2m setback is not considered appropriate in this location. I would recommend that the applicant provides a revised plan indicating appropriate splays from a 2.4m setback position.

The existing gated field access is approximately 4.5m wide and is gated 2m behind the adjoining carriageway. The access is unsurfaced. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 9m to the west and 2.4 x 5m to the east measured to the centreline of the adjoining highway. I would recommend that this access is closed up if the application is supported.

Any proposed domestic access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Parking & Turning Provision

Parking and turning provision within the curtilage of the site appears adequate assuming the property is 3 / 4 bedroomed.

In principle I have no objections to the proposed development on highway grounds.

A handwritten signature in blue ink, appearing to read 'D. J. ...', with a long horizontal flourish extending to the right.

Chief Officer Environment & Technical