

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/PP/P/2022/0441 **FAO:** Sarah Hill

Date: 23rd May 2022 **Your Ref:** P/2022/0441

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 457 Cottage Gorse Farm, Worthenbury, Wrexham.

Development: Demolition of farmhouse and erection of replacement dwelling including conversion of outbuilding and demolition of agricultural buildings.

I refer to your consultation / email dated 18/05/2022 in respect of the above.

Access

The proposed development site is located on the B5069 Worthenbury Road which is a rural, classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 7m in the north easterly direction and 2.4 x 12m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

I assume that all of the existing agricultural buildings and original farmhouse will be demolished (or part converted) to leave a single dwelling and is likely to result in a reduction in daily vehicle movements through this substandard access compared with its previous agricultural use. I would recommend that the applicant confirms that all agricultural activities will cease through this existing access. However, I would suggest that the applicant considers carrying out improvements to the access to maximize visibility in both directions in the interest of highway safety.

The existing access is approximately 10m wide reducing to 3.2m at around 5m behind the adjoining carriageway. The access is surfaced with loose bound materials. If the access is proposed to be used for domestic use only, then I would suggest that the applicant considers widening the access to 4.8m for a minimum distance of 5m behind the adjoining highway to allow 2 cars to sit clear of the adjoining highway. The access would benefit from hard bound surfacing eg/ bitmac for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary (preferably no gates to be erected).

The private driveway leading to the development site is typically 3.2m wide and cannot accommodate the simultaneous passage of 2 vehicles. I would suggest that the applicant considers providing a suitable passing place along the existing driveway.

Parking & Turning Provision

I understand that the proposed property is a 5 bedroomed dwelling.

The proposed parking and turning provision indicated on the submitted layout plan is considered adequate.

I therefore have no objections to the proposed development and recommend any permission includes 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(s) No. @@@

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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