

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0710 **Your Ref:** SH/P/2022/0710 (RES 2)
Date: 6th October 2022

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

Location: O. S Grid Ref: 360 563 Springfield Farm, Marford Hill, Marford, Wrexham.
Development: Conversion of agricultural building to Class B1 (Office).

I refer to your consultation / email dated 02/10/2022 including revised layout plan (Drg. No. JLC165/004 Rev A) in respect of the above.

Access

The development site is located on the B5445 Chester Road which is a classified road subject to a 30 / 40mph speed limit along this section. There are 2 no. existing access points ie/ Existing access nearest main dwelling to the south west (30mph speed limit) and recently constructed main access to the north east (40mph speed limit). Both access points appear to provide access to the development site. However, the applicant has confirmed that the main access to the north east will typically be used to serve the new offices.

Main Access to North East

A purpose built minimum 6m wide access with 10 – 20m kerb radii was previously constructed (planning ref: P/2015/0519) to the north east of the site providing access onto the B5445 Chester Road. This consent required splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

A visibility splay of 2.4 x 120m has been provided from this access in the north easterly direction. However, the available visibility in the south westerly direction is currently approximately 2.4 x 50m measured to the nearside edge. Visibility in this direction is impeded by the existing hedgerow. I would recommend that a small section of hedgerow is cutback to achieve the required splay. The revised layout plan indicates that the originally conditioned splays (planning ref: P/2015/0519) will be provided by regular maintenance of the hedgerow.

Parking & Turning Provision

Parking and turning provision at the proposed development site appears adequate.

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

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical