

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0314 **Your Ref:** LP/P/2022/0314
Date: 11th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 568 59 Harwoods Lane, Rossett, Wrexham.

Development: Erection of garage.

I refer to your consultation / email dated 05/04/22 in respect of the above.

The proposed development site is located on a rural, unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m 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 10m in the south easterly direction and 2.4 x 7m in the north westerly direction measured to the centreline of the adjoining highway. Visibility can be permitted to the centerline of the road given the limited carriageway width along this section. Visibility is impeded in the north westerly direction by the existing hedgerow and the required splay would need to cut across 3rd party land in the south easterly direction.

I would suggest that the applicant considers lowering the existing hedgerow fronting the site to a maximum of 1m above the adjoining carriageway level to maximize visibility to the north west.

Parking provision at the proposed development site appears adequate.

As the proposed development is purely for a single garage utilising the existing access, I do not intend to make any recommendations on highway grounds.

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. S.', located at the top left of the page.

Chief Officer, Environment & Technical