

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
Date: 31st August 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 24/08/2022 including 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, I assume that the main access to the north east will typically be used to serve the new offices.

Existing Access to SW

Based on typical speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing access currently provides a splay in excess of 2.4 x 43m in the south westerly direction measured to the nearside edge but this is reliant on the regular maintenance of hedges / shrubs along the site frontage. Visibility in the north easterly direction is currently inadequate providing a splay of approximately 2.4 x 9m measured to the nearside edge being impeded by the existing vegetation. I would recommend that the existing vegetation is cutback to provide adequate visibility in this direction. **I would recommend that this detail is indicated on a revised layout plan.**

The existing access is 5.3m wide and is surfaced with hard bound materials. I assume that now the new access to the north east has been constructed, this will be utilized to serve the existing business and proposed offices. **This detail needs clarification.**

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 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. **I would recommend that this detail is indicated on a revised layout plan.**

Parking & Turning Provision

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

Subject to the above details being addressed, I have no objections in principle to the proposed development.

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