

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0923 **Your Ref:** JK/P/2021/0923
Date: 7th October 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 436 442 The Ridings, Cae Lica Lane, Sarn, Wrexham.

Development: Conversion of garage to holiday accommodation.

I refer to your consultation / email dated 24/09/2021 in respect of the above.

Access

The development site is accessed off Cae Lica Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming 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 centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing main shared, access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the centerline of the adjoining highway. However, visibility is reliant on the regular maintenance of the existing hedgerows along this section.

The main shared access onto Cae Lica Lane is approximately 19m wide reducing to 6.8m wide at around 8m behind the adjoining carriageway. The access is paved with hard bound materials. The existing access is considered adequate to serve the proposed development.

Parking & Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the site.

I therefore have no objections to the proposed development and recommend 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 no. -----.

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline 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