

Cerys Jones

From: Sharon Holman
Sent: 26 April 2022 08:34
To: planning_admin
Subject: FW: P/2022/0286 - Conversion of agricultural building to 4 dwellings, Middlewood Farm, Threapwood
Attachments: 02. Middlewood Farm P-2022-0286.pdf

[civ – PRoW / highway resp](#)

From: Sean Hanratty <Sean.Hanratty@wrexham.gov.uk>
Sent: 25 April 2022 03:50 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: P/2022/0286 - Conversion of agricultural building to 4 dwellings, Middlewood Farm, Threapwood

Sharon

Worthenbury public bridleway 18 (see attached plan) passes to the north of this development, running adjacent to the proposed amenity spaces and the block of two of the parking spaces.

My main concern relates to the two parking spaces, and vehicles manoeuvring out of these parking spaces and onto the bridleway. Although not shown on the 'location plan and site plan' dated 14 February 2022, the inset plan at section 6 of the 'design and access and planning report' shows 6 foot hedges bounding the site which may impede visibility of the motorists using these spaces, particularly if they are reversing out. My preference would be to have these two spaces relocated elsewhere on the development.

No gates should open outwards across the bridleway. It is not clear from the 'location plan and site plan' whether there is a pathway serving each of the amenity spaces, however if these areas are gated, any gate should open inwards towards the property.

Finally, if the bridleway needs to be temporarily closed during demolition or construction works, the applicant will need to contact me to apply for a temporary closure of the route.

Thanks

Sean

Sean Hanratty

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