

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0282 **Your Ref:** BB/P/2021/0282
Date: 27th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 356 417 The Old Farmhouse, Coed Derwen, Erbistock, Wrexham.

Development: Demolition of existing farm buildings, conversion of barn to one dwelling, first floor extension existing dwelling and alterations to access.

I refer to your consultation / email dated 07/04/2021 in respect of the above.

Access

The proposed development site is situated on a narrow, rural, unclassified road subject to a 40mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Based on speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

Visibility from the existing / proposed access is adequate in the westerly direction providing a splay in excess of 2.4 x 25m measured to the centerline of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 11m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. I would recommend that a short section of hedgerow is either lowered to a maximum height of 1m, setback or removed to achieve the required visibility splay. **I would recommend that the applicant indicates this detail on a revised layout plan.**

The existing access is approximately 8 m wide and is surfaced with loose bound materials. I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. An Aco drain or similar will be required across the access to intercept any private surface water run-off. No gates shall be erected across the access within 5m of the adjoining highway. **I would recommend that the applicant indicates the above detail on a revised layout plan.**

Parking & Turning Provision

There would appear to be adequate parking and turning space within the curtilage of the development site to serve the existing extended property and proposed barn conversion. The proposed parking and turning arrangements indicated on the submitted site layout plan are considered adequate.

In principle, I have no objection to the proposed development. I await the requested information.

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. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical