

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1102 **Your Ref:** SJG/P/2021/1102
Date: 24th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 496 Old Farm, Bowling Bank, Wrexham.

Development: Change of use of building from agricultural to arboricultural use linked to old farm house and all associated works (in retrospect).

I refer to your consultation / email dated 17/11/2021 in respect of the above.

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Existing Access (serving existing dwelling & outbuildings)

Visibility from the existing main access serving the development site is adequate in both directions providing splays in excess of 2.4 x 33m measured to the centerline of the adjoining highway.

The existing / proposed access is currently 6.7m wide, hard paved with gates setback approximately 3.4m behind the adjoining carriageway. I would normally recommend that any gates are setback a minimum distance of 10m for agricultural use or medium sized vans are being used

It is unclear as to whether any existing farming activity will continue at the site and it is also unclear as to which of the two existing farm accesses will be used for farm vehicles as there is an existing additional access immediately south of the development site.

I understand that other potential businesses are being operated from the site eg/ micro-brewery, car workshop. I would request further clarification on what permissions are valid at the site and details of what daily vehicle movements are being generated and access points being used for which operation.

Traffic Generation

As indicated above, it is unclear as to whether existing farming activity will continue at the site and it is also unclear as to which of the two existing farm accesses will be used for farm vehicles as there is an existing additional access immediately south of the development site.

I understand that other potential businesses are being operated from the site eg/ micro-brewery, tree surgery, car workshop. I would request further clarification on what permissions are valid at the site and details of what vehicle typical daily movements are being generated and which access points are being used for which operation.

Parking and Turning Provision

The proposed development will need to provide adequate parking and turning provision within the curtilage of the site in accordance with LPGN 16 requirements for both existing and proposed businesses / activities. The 2 no. buildings indicated on the submitted plans appear to comprise a total gross floor area of 519m². I would request clarification as to what LPGN 16 Class use is designated to agricultural use and arboricultural use.

It is not clear as to the maximum size of vehicle visiting the site. I would recommend that this detail is provided including where such vehicles park and turn. Could you please ask the applicant to provide a suitably scaled layout plan indicating / annotating the proposed parking & turning arrangements for the overall site.

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. K.', written in a cursive style.

Chief Officer, Environment & Technical