

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1130 **Your Ref:** SJG/P/2021/1130
Date: 2nd December 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 576 Westfield, Gamford Lane, Rossett, Wrexham.
Development: Proposed roof conversion and rear two storey extension.

I refer to your consultation / email dated 25/11/2021 in respect of the above.

Access

The proposed development site is located on Gamford Lane which is a classified, rural road subject to a 30mph speed limit.

Based on 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.

Visibility from the existing access serving the property is inadequate providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is limited in both directions as the required splays would need to cut across 3rd party land.

Any proposed driveway would require hard bound surfacing for a minimum distance of 5m behind the adjoining highway. The access is surfaced with hard bound materials. No gates would normally be permitted within 5m of the highway boundary. I assume that the existing gates (located 1.1m behind the adjoining carriageway) will remain.

Parking & Turning Provision

The property currently appears to provide parking for up to 3 vehicles but has no turning provision. The existing / proposed parking provision would be considered adequate.

As the proposed development is simply re-configuring the existing property (2 bed bungalow) to a single house (2 bedroom), I would raise no objections on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. H. ...', written in a cursive style.

Chief Officer, Environment & Technical