

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0711	Your Ref:	SEH/P/2016/0711
Date:	5 TH August 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 498 387 Conery Farm, Conery Lane, Bronington, Wrexham.

Development: Conversion of stables to 3 no. dwellings.

I refer to your consultation dated 30/03/2016 in respect of the above.

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

Visibility along this section of Conery Lane from the proposed parking area is adequate providing splays in excess of 2.4 x 33m measured to the centerline of the adjoining highway in both directions.

The development site is accessed off the A495 via Conery Lane. Conery Lane is a narrow rural lane which runs for approximately 1 Km to the site typically ranging in width from approximately 2.8m – 3.6m. Although sections of Conery Lane are unable to facilitate the simultaneous passage of 2 no. vehicles, there are a limited number of informal passing places along this section. There is no footway or street lighting provision along this section of Conery Lane. However, the additional vehicle movements likely to be generated by the additional dwellings are unlikely to have any detrimental effect on highway safety.

Parking provision at the proposed development site is considered acceptable.

I therefore have no objections to the proposed development and would recommend that any permission include the following condition :-

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **AB070/1 Rev B.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Worthwaite

W Service Manager Environment