

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/P/2016/0673

Your Ref: SEH/P/2016/0673

Date: 19th July 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 358 503 Llwyn Knottia Farm, Cefn Road, Wrexham.

Development: Change of use of Land for Storage (Class Use B8 Storage Only) and agriculture.

I refer to your consultation dated 18/07/2016 in respect of the above.

The proposed development site is accessed off Cefn Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility at the existing access is adequate in both directions providing splays in excess of 2.4 x 56m in both directions.

The existing access serving the development site reduces to a width of approximately 4.8m at distance of 9.7m behind the adjoining highway.

The existing track / access leading to the development site up to Llwyn Knottia Farm is typically only 2.8m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. As the access will be used for both existing agricultural purposes and the proposed storage business, I would recommend the construction of a number of passing places along this section (20m long / 5.5m carriageway width) to allow vehicles to pass each other.

Adequate parking and turning facilities are available within the curtilage of the site.

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

CONDITION

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the
E06N construction of the following has been submitted to and approved in writing by the
E07N Local Planning Authority: **delete as appt ***

1) *Passing bays,*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

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

Peter O'Shane

PO

Service Manager Environment