

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0282 **Your Ref:** SEH/P/2016/0282
Date: 8TH April 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 residential accommodation (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 an 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.

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.

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 A.**

Supplementary Notes

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

Peter Dornhaus

Mr Service Manager Environment