

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0564 **Your Ref:** BB/P/2021/0564
Date: 23rd June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 442 Stables Cottage, Bangor on Dee, Wrexham.

Development: Change of use of land to allow siting of 4 glamping pods and 2 shepherd's huts.

I refer to your consultation / email dated 14/06/2021 in respect of the above.

Access

The proposed development site is located on the B5069 Overton Road which is a rural, classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

I assume that the proposed access will be the existing access serving The Stables & Stables Cottage.

Visibility from the existing access serving the site appears adequate in both directions providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. The applicant does not appear to have submitted details / suitable plan indicating the full extent of the proposed splays. **I would recommend that this information is provided.**

The existing access is approximately 6.6m wide and is surfaced with loose bound materials. The access is gated at approximately 5.5m behind the adjoining. An Aco drain has also been installed across the access.

The access is considered to be of adequate width to accommodate the simultaneous passage of 2 vehicles. It would appear that parking for horseboxes is also provided off this access. I would recommend that any gates are setback a minimum distance of 10m behind the adjoining highway and the access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway

Could you please ask the applicant to provide a suitably scaled layout plan indicating the above detail.

Parking & Turning Provision

The submitted layout plan (Drg. No. 20.052.A004 Rev P01) appears to indicate on-plot parking.
Could you please ask the applicant to clarify the number of spaces proposed for each pod / hut including dimensions on a revised layout plan.

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. S.', written in a cursive style.

Chief Officer, Environment & Technical