

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/PP/P/2021/0631

Your Ref: MRJ/P/2021/0631

Date: 19th July 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 442 381 Wood Farm House, Breaden Heath, Whitchurch, Wrexham.
Development: Extensions to farmhouse and change of use of stables to holiday accommodation.

I refer to your consultation / email dated 06/07/2021 in respect of the above.

The proposed development site is located off a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph given the geometry of the road along this section. Access to the development site is via a private driveway approximately 400m from the adopted highway.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

The existing access / private driveway provides visibility splays in excess of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. However, this is subject to the regular maintenance of the existing hedgerows.

The existing splayed access serving the development site is approximately 20m wide reducing to 4.5m wide approximately 10m behind the adjoining carriageway which enables 2 no. vehicles to sit side by side clear of the adjoining highway.

The vehicle movements likely to be generated by the proposed development are considered to be minimal.

Parking and turning provision at the proposed development site appears adequate.

I understand that previous planning consents ie/ planning ref: P/2008//0133, P/2014/0683 & P/2008/0684, have already been granted at the site for similar developments but permission has lapsed.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.3 - Bettisfield passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

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

Chief Officer, Environment & Technical