

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0215 **Your Ref:** MP/P/2021/0215
Date: 30th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 513 2 Holt Lodge Cottage, Hugmore Lane, Llanypwll, Wrexham.

Development: Outline application (with all matters reserved) for 1 dwelling.

I refer to your consultation / email dated 02/03/2021 in respect of the above.

Although all matters are reserved, I comment as follows:-

Access (reserved mater)

The proposed development site is located on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit.

Assuming the above speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is currently inadequate in both directions providing splays of approximately 2.4 x 14m to the north and 2.4 x 12m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The existing access is approximately 4.6m wide and is surfaced with loose bound materials. The submitted layout plan appears to propose a wider, centrally located shared access. This will require s.184 consent to form the new access.

I would recommend that the applicant provides a suitably scaled layout plan indicating how the required splays will be provided (full extent) over land under the applicant's control from the proposed access.

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected across the access.

Parking & Turning Provision (reserved mater)

The existing property provides parking for at least 4 cars plus turning.

Adequate parking and turning provision shall be provided in accordance with LPGN 16 maximum standards. Adequate turning provision shall be provided for both dwellings.

Hugmore Lane is in a rural location with no footway provision, no street lighting and very few public services / amenities ie/ shops, schools, surgeries etc. available in this area. The site may therefore be considered to be in an unsustainable location for a development of this nature and may be considered not to meet the requirements of the settlement policies (3.4) detailed in TAN 18.

I would have no objections in principle to the proposed development subject to addressing the above issues.

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

Chief Officer, Environment & Technical