

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0561 **Your Ref:** P/2020/0561
Date: 13th November 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 314 515 Disused Access Road, Oakfield Court, New Broughton, Wrexham.

Development: Outline application (All Matters Reserved) for the erection of one dwelling and a storage unit.

I refer to your consultation dated 10/11/2020 in respect of the above.

Access (All matters reserved)

Proposed Single Dwelling

The development site is located on Whitehead Drive which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 20mph given the geometry of the road.

It would appear possible in principle to construct a single dwelling in this location subject to providing adequate off-road parking.

Proposed Storage Unit

The development site is served off the B5433 Gatewen 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 43m in both directions measured to the nearside edge of the adjoining highway. Visibility at the existing / proposed access serving the site appears adequate providing splays in excess of the above requirements.

The existing access serving the site comprises a 33m wide (approx.) splayed entrance reducing to approximately 4.5m at around 13m behind the adjoining carriageway. The access is gated at this point. Beyond this point the site is served by a 5.5m wide access road. The access is surfaced with hard bound materials.

No details have been submitted in respect of what existing businesses, dwellings are served off this existing access or details of existing / proposed daily vehicle movements. No information has been provided in respect of type / size of vehicles intended to visit the site, nature of the business or proposed parking and turning facilities at the site. Further information would be required in order to assess the proposed development.

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, consisting of a series of loops and a long horizontal stroke at the end.

Chief Officer Environment & Technical