

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0039 **Your Ref:** BB/P/2021/0039
Date: 10th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 468 The Stables – Road from Sontley Bridge to B5426 Gyfelia, Sontley Lane, Sontley, Wrexham.

Development: Widen and retain access to front of property (in retrospect).

I refer to your consultation / email dated 05/03/2021 in respect of the above.

The proposed development site is located on Sontley Lane which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming speeds of 30mph, 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 in accordance with Manual for Streets.

Previous planning consent ref: P/2017/0482 at Smithy Cottage for the conversion of the stable block included improvements to the existing main access to form a shared access to serve both properties. I understand that this consent included the permanent closure of the gated field access located north of the main access.

The widened access is 3.8m wide and is gated at approximately 3m behind the edge of carriageway. The access is unsurfaced. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 30m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in the southerly direction by the existing boundary wall and by the existing tree / hedgerow to the north.

I would normally recommend such an access be gated at least 5m behind the highway boundary and surfaced with hard bound materials for at least 5m behind the highway boundary.

I would therefore recommend that the application is **REFUSED** for the following reason:-

There is restricted visibility at the proposed access and increased use would increase the likelihood of danger to road users.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical