

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/2020/0821	Your Ref:	SJG/P/2020/0821
Date:	8 th January 2021		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 325 437 Cinders Poultry Farm, Cinders Lane, Ruabon Wrexham.

Development: Non-material amendment to Planning Permission P/2018/0577— elevations, site layout and passing places.

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

Proposed Passing Places

The approved passing places along Cinders Lane were highlighted on previously submitted layout plan (Drg. No. SK21685-20).

The latest updated plan (Drg. No. 20076-P-3) received on 03/02/2021 appears to indicate the following:-

- Retention of originally proposed / approved northerly passing place (25m in length, 7.5m overall c/way width).
- Re-location of originally proposed / approved centrally located passing place (12m in length, 7.5m overall c/way width), 5m south of original location.
- Re-location of originally proposed / approved southerly passing place (25m in length, 7.5m overall c/way width), approx. 17m south of original location.

Any proposed passing places along Cinders Lane (see note) shall be located to provide adequate inter-visibility. The proposed re-location of the southerly passing place would appear to result in impeded inter-visibility with the proposed central passing place due to the geometry of the road and mature hedgerows along this section. However, the updated plan indicates a forward visibility splay between the southerly and central passing bay of 74m (c/l to c/l) which is considered acceptable. A suitable planning condition will be required to ensure that the required visibility is maintained in perpetuity.

The updated plan does not indicate how inter-visibility will be provided / maintained between the northerly passing bay and central passing bay. Visibility is impeded by the existing hedgerow along this section. **I would recommend that the applicant provides a suitably scaled layout plan indicating how adequate inter-visibility between the proposed passing paces will be provided.**

Supplementary Notes

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

Note to applicant

Any proposed passing places should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

A handwritten signature in dark ink, appearing to be 'R. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical