

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0298 **Your Ref:** SJG/P/2020/0298
Date: 3rd August 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 260 528 Bryn Onnen, Bwlchgwyn, Wrexham.

Development: Siting of Residential Caravan.

I refer to your consultation dated 24/07/2020 in respect of the above.

The proposed development site is located on a classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 8m in the westerly direction and 2.4 x 15m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing vegetation (and would cut across 3rd party land). Visibility is impeded in the easterly direction by the existing hedgerow, building, telegraph pole (and would cut across 3rd party land).

There would appear to be ample parking and turning provision at the site.

I would normally therefore be unable to support any proposed development that is likely to result in any significant increase in vehicle movements through this severely substandard access. However, given the personal circumstances relating to the need for the proposed caravan, it may be viewed that the proposed development will not result in any significant increase in vehicle movements at the site. If the application is supported I assume a personal / ancillary use may be considered appropriate.

Supplementary Notes

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

Chief Officer, Environment & Technical