

MEMORANDUM



From: Chief Officer Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0576

Your Ref: SJG/P/2020/0576

Date: 18th November 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 301 433 James Farm, Ruabon, Wrexham.

Development: Conversion of outbuildings.

I refer to your consultation dated 01/10/2020 in respect of the above.

Access

The proposed development site is located off the A539 which is a busy, classified road subject to a 70mph speed limit. However, I would estimate typical speeds at being around 40mph given the geometry of the road.

The access is left in / left out only as it fronts a dual carriageway.

Assuming speeds of 40mph, any proposed / existing access would normally be required to provide a visibility splay of 2.4 x 120m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility onto the classified highway is adequate in the easterly direction providing a splay in excess of 2.4 x 120m.

The existing access is approximately 7.5m wide with 6m kerb radii and is paved with hard bound materials.

Along with the main farmhouse, a touring caravan park also operates from the premises. The existing touring park has permission for 40 caravans and is located to the south of the current application site.

Parking & Turning Provision

The proposed parking and turning arrangements at the site generally appear acceptable except there is less than 6m clearance behind the two proposed spaces for barn 3A. However, there would appear to be additional visitor spaces which I assume residents could also use

I would therefore recommend any permission include the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

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