

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0265 **Your Ref:** SJG/P/2020/0265
Date: 19th August 2020

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

Location: O. S Grid Ref: 269 537 Land West of Cefn Road, Bwlchgwyn, Wrexham.
Development: Agricultural building for livestock, feed and equipment.

I refer to your consultation / email dated 11/08/2020 in respect of the above.

Access

The proposed development site is accessed off Cefn Road which is narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

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 centerline of the adjoining highway in the north easterly direction and to the nearside edge in the south westerly in accordance with Manual for Streets. Visibility can be permitted to the centreline of the road in the north easterly direction given its narrow nature.

I understand that the applicant is now proposing to utilize the existing access point at the first field to the south west and access the second field to the north east through an internal opening.

Visibility from the existing gated field appears adequate in the north easterly direction providing a splay in excess of 2.4 x 43m measured to the centerline of the adjoining highway. However, visibility is restricted in the south westerly direction to approximately 2.4 x 5m measured to the nearside edge in that the required splay would cut across 3rd party land. **I would recommend that the applicant submits a suitably scaled layout plan indicating the proposed splays from this access.** Consideration also needs to be given to the height of the existing boundary wall in respect of visibility where the access slopes away from the highway as this may limit the available visibility.

This existing access is 3.6m wide and is gated approximately 1.5m behind the edge of carriageway and is unpaved.

If the application is supported, I would recommend that the applicant closes up the existing access serving the second field to the north east and improves the existing access to the south west. I assume that the access will be used by a tractor / trailer. I would normally recommend that such an access is paved with hard bound materials for a minimum distance of 10m behind the highway boundary and gated at least 10m behind the adjoining highway. Details of the proposed access gradient will be required.

No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar is normally required where the access falls towards the highway.

Any proposed widening of the access would require s.184 consent.

Vehicle Movements

No details of the existing / proposed daily vehicle movements through this access have been provided. **I would recommend that the applicant provides this information.**

Parking & Turning Provision

Adequate parking and turning for a tractor / trailer should be provided within the curtilage of the site. A typical tractor / trailer requires a minimum turning circle of 10m (diameter).

I would recommend that the applicant provides a revised layout plan indicating the above details.

I await the requested information.



Chief Officer, Environment & Technical