

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0578 **FAO:** Mared Rees-Jones
Date: 23rd November 2020 **Your Ref:** P/2020/0578

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 213 364 Land at Cefn Coed, Glyn Ceiriog, Wrexham.

Development: Change of use of land to tourist accommodation and erection of two glamping pods.

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

Access

The proposed development site is located on a narrow, rural classified road which is subject to a 60mph speed limit. However, in respect of the proposed access, I would estimate typical vehicle speeds at being around 30mph for vehicles travelling uphill in the south easterly direction and around 25mph for vehicles travelling downhill in the north westerly direction 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 the north westerly direction and 2.4 x 33m in the south easterly direction measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the proposed access is adequate in the north westerly direction providing a splay in excess of 2.4 x 43m. However, visibility in the south easterly direction is limited to approximately 2.4 x 25m measured to the centreline of the adjoining highway being impeded by the existing hedgerow. Adequate visibility could be achieved by cutting back / lowering a section of the existing hedgerow. **I would recommend that the applicant indicates this detail on a revised layout plan.**

The existing / proposed access appears to be shared with the access serving Pant Farm. I understand that the access / track serving the development site itself is also used by other domestic and agricultural vehicles. I would recommend that this access is widened to 4.8m for a minimum distance of 10m behind the adjoining highway and surfaced with hard bound materials for a minimum distance of 10m with no gates being erected within 10m of the adjoining highway. **I would recommend that the applicant indicates this detail on a revised layout plan.**

Access to the development site via the classified road is poor. The road is narrow, in poor condition and has very limited suitable passing places. Vehicles struggle to pass each other and typically have to rely on existing private driveways to pass other vehicles.

I would normally therefore not be able to support any proposed development that would result in any significant increase in vehicle movements along this section of road. However, it is considered that the 2 no. proposed glamping pods are only likely to generate around 8 movements in total per day. It would therefore be considered reasonable to support such a limited development. However, I would not consider the road leading to the site to be suitable for any future significant intensification at the site.

Public Footpath

Public Footpath No.16 - Glyntraian passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Parking and Turning Provision

Adequate parking and turning provision appears available at the site to serve the proposed development.

I have no objections to the proposed development subject to the applicant addressing the above issues. I await the requested information.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.16 - Glyntraian passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Chief Officer, Environment & Technical