

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0466 **Your Ref:** MP/P/2020/0466
Date: 6th October 2020

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

Location: O. S Grid Ref: 378 515 Land at Hugmore Lane, Llanypwll, Wrexham.
Development: Outline application (with all matters reserved) to erect two detached dwellings.

I refer to your consultation dated 24/08/2020 in respect of the above.

Access (reserved mater)

The proposed development site is located on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit.

Assuming the above speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The submitted layout plan (Drg No. P132/003) indicates visibility splays from the proposed access of 2.4 x 205m in the northerly direction and 2.4 x 191m in the southerly direction. Although these splays fall short of the desirable minimum standards, the provision of such splays to serve such a development in this location would be considered acceptable in this instance. The existing hedgerow fronting the site will need to be cutback / setback / removed to achieve / maintain the required splays.

I would recommend any shared access is a minimum width of 4.8m. Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected across the access.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Parking & Turning Provision (reserved mater)

Adequate parking and turning provision shall be provided in accordance with LPGN 16 maximum standards. Adequate turning provision shall be provided for both dwellings.

Hugmore Lane is in a rural location with no footway provision, no street lighting and very few public services / amenities ie/ shops, schools, surgeries etc. available in this area. The site may therefore be considered to be in an unsustainable location for a development of this nature and may be considered not to meet the requirements of the settlement policies (3.4) detailed in TAN 18.

Although, I would have no objections to the proposed development (ie/ for two dwellings), any proposed future residential development of any significant size in this location is likely to be considered unsustainable.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line.

Chief Officer, Environment & Technical