

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: 28th July 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 14/07/2020 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 accordance with Manual for Streets. Visibility can be permitted to the centreline of the road given its narrow nature.

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

Visibility from the existing gated field access is limited in both directions. Visibility in the north easterly direction is approximately 2.4 x 10m measured to the centerline of the adjoining highway. Visibility is restricted in the north easterly direction in that the required splay would cut across 3rd party land. Visibility is restricted in the south westerly direction by the existing boundary fence posts. 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.

I would suggest that the applicant considers closing up the existing access and providing a more centrally located access which could potentially provide the required visibility splays. 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.

Given the narrow nature of this section of Cefn Road, it would be considered beneficial to provide a suitable passing place along this section increasing the carriageway width to 4.8m. It may be possible to construct a suitable passing bay which can accommodate access to the proposed developments site. The applicant would be required to enter into a s.38 / 278 agreement with the Council to provide a suitable passing bay.

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

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.

A handwritten signature in blue ink, appearing to read 'K. Owens', is written over the signature line.

Chief Officer, Environment & Technical