

# MEMORANDUM



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**From:** Chief Officer, Environment & Technical    **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/P/2020/0265    **Your Ref:** SJG/P/2020/0265  
**Date:** 7<sup>th</sup> September 2020

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**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 28/08/2020 including layout plan (Drg. No. 08690115) 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.

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 3<sup>rd</sup> party land. 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.

## **Site Layout Plan (Drg. No. 08690115)**

The revised layout plan indicates that the applicant is now proposing to construct a new access a short distance north east of the existing field access at the south westerly end of the site and access the second field to the north east through an internal opening.

If the application is supported, I would recommend that the applicant closes up the existing access serving the field to the south west and the access serving the second field to the north east. 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 new access along this section of Cefn Road will require s.184 consent.

The revised layout plan indicates the provision of visibility splays from the proposed access of 2.4 x 43m measured to the centerline of the adjoining highway in both directions. Given the significant improvements proposed, I would accept the visibility splays proposed. The revised layout plan indicates the setting back of the new access behind the adjoining highway, surfacing with hard bound materials and provision of adequate parking and turning within the site which is considered acceptable. **Details of the proposed access gradient for the new access will be required. Could you please ask the applicant to indicate this detail on a revised layout plan.**

### Vehicle Movements

No details of the existing / proposed daily vehicle movements through the existing / proposed access have been provided as previously requested.

I await the requested information.

A handwritten signature in black ink, appearing to be 'M. C.', written in a cursive style.

Chief Officer, Environment & Technical