

MEMORANDUM

From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0228

Your Ref: SJG/P/2020/0228

Date: 14th July 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 442 434 Fields Farm, Fields Lane, Willington, Malpas, Wrexham.

Development: Agricultural machinery and equipment store (in retrospect).

I refer to your consultation / email dated 08/07/2020 including layout plan in respect of the above.

The development site is located on a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, any existing / proposed access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 56m measured to the centerline of the adjoining highway.

The existing access is approximately 8.4m wide and is gated 8.4m behind the adjoining carriageway. The access is surfaced with loose bound materials. I would recommend that the access is surfaced with hard bound materials (eg/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway.

I understand that the buildings will be used for the storage of agricultural machinery and equipment for the existing business.

There would appear to be ample parking and turning provision for agricultural vehicles within the curtilage of the site.

I therefore have no objections to the proposed development and recommend any permission include the following condition :-

CONDITION

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ACCESS SURFACE (10 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'Ku Oumud', is written over a faint, light blue grid background.

Chief Officer, Environment & Technical