

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0252

Your Ref: SJG/P/2020/0252

Date: 23rd July 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 478 Penyllan Farm, Wrexham Road, Marchwiell, Wrexham.

Development: Residential Caravan (in retrospect).

I refer to your consultation / email dated 16/07/2020 including layout plan in respect of the above.

The development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, any existing / proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is adequate in the northerly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 23m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. I understand that the applicant is prepared to cutback the corner of this hedgerow to provide the required splay.

The existing access is approximately 6.7m wide and is surfaced with hard bound materials which is considered acceptable.

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

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

CONDITION

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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 'K. L. Wong', is written in a cursive style.

Chief Officer, Environment & Technical