

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/P/2019/0370	Your Ref:	PF/P/2019/0370
Date:	21 st May 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 319 469 Hafod y Bwch Farm, Middle Sontley Road, Erddig, Wrexham.

Development: Change of use from residential to commercial, B1 Business Use (in retrospect).

I refer to your consultation dated 15/05/2019 in respect of the above.

The proposed development site is located on Middle Sontley Road which is a classified, rural road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway in the south easterly direction and 2.4 x 33m measured to the nearside edge of the adjoining highway in the north westerly direction in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway in the south easterly direction given the restricted carriageway width along this section.

I assume the main access to the site will be via the existing 6.8m wide access serving Hafod y Bwch at the southern end of the site. I understand that this access previously served the visitor centre known as "Farm World".

Visibility from the existing / proposed access is inadequate in both directions providing splays of approximately 2.4 x 16m in the south easterly direction measured to the centerline of the adjoining highway and 2.4 x 15m in the north westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary wall either side of the access.

I would therefore not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access. However, the proposed development is not considered likely to result in any significant increase in vehicle movements compared with its previous use ie/ Farm World Visitor Centre.

Parking & Turning Provision

I understand that the proposed offices comprise a gross floor area of 440m². The proposed offices would normally require a maximum of 15 spaces based on LPGN 16 requirements. The submitted layout plan (Drg. No. RJC-MZ392-01) indicates the provision of 17 spaces which is considered acceptable.

During my site visit on 17/05/2019, there appeared to be a number of larger vans parked alongside the access which is not ideal. It would be considered preferable for such vehicles to be provided with their own parking / turning area away from the main access. **I would suggest that the applicant provides a revised layout plan indicating where such vehicles could park / turn within the site.**

In principle, I have no objections to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

Supplementary Notes

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


 Planning Control Manager