

# MEMORANDUM

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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2017/1060      **Your Ref:** PF/P/2017/1060  
**Date:** 11<sup>th</sup> January 2018

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**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 498 396 Land off Conery Lane, Bronington, Whitchurch, Wrexham.  
**Development:** Construction of field access.

I refer to your consultation dated 29/12/2017 in respect of the above.

The development site is located off the A495 Ellsmere Road which is a classified road subject to a 60mph speed limit. The proposed access fronts what appear to be part of the old road prior to re-alignment. This layby type feature varies in width but provides access at two points onto the main A495.

I would estimate typical vehicle speeds of around 15mph along this section. Based on such speeds I would recommend any proposed access provides visibility splays of 2.4 x 18m measured to the nearside edge of the adjoining highway. These splays appear achievable from the proposed access.

The submitted layout plan indicates a proposed 11m wide access reducing 6.1m wide at 3.3m behind the edge of carriageway. It is proposed to erect gates setback 3.3m behind the adjoining carriageway.

However, limited information has been provided with this application as to what is proposed at the site. I assume that the proposal will involve the growing of plants / trees. No information has been provided in respect of the nature of vehicles (type / length) that will visit the site or any information regarding daily vehicle movements. It is unclear as to whether the development requires any off-road parking / turning.

Could you please ask the applicant to provide further information clarifying the above points. I await the requested information

## Supplementary Notes

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

*petrDoomer*

*my* Service Manager Environment