

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0409 **Your Ref:** PF/P/2017/0409
Date: 30th May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 530 Commonwood Fishery, Buck Road, Commonwood, Holt, Wrexham.

Development: Change of use for the provision of holiday accommodation allied to the existing fishery comprising 8 holiday lodges and 12 timber holiday pods, central facilities lodge and reception / managers lodge and construction of fishing lake.

I refer to your consultation / email dated 22/05/2017 including layout plan (Drg. No. CWF/2.1) in respect of the above.

Access

The proposed development site is located on Buck Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. In order to provide the required visibility splays from the proposed access the existing hedgerow either side of the access will require regular maintenance in perpetuity.

Visibility at the existing access is adequate providing splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway.

The existing access is approximately 11m wide reducing to 3.7m wide approximately 12m behind the adjoining carriageway. The existing access is capable of accommodating 2 cars side by side clear of the adjoining highway which is considered acceptable.

The private driveway leading beyond the main access is typically 4.8m wide and is considered adequate to accommodate the simultaneous passage of 2 vehicles. Ideally, the main access would have benefitted from being a minimum of 4.8m straight through.

Sustainability

The fishery is located in a relatively remote location away from local facilities, shops, bus-stops, footways etc. It is therefore likely that most trips at the site will involve the use of a car.

Public Footpaths

Public footpath (PROW 21 – Holt) runs along the southern boundary of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Traffic Generation

The submitted Transport Statement includes TRICS data in respect of the existing uses at the site and the anticipated vehicle movements in respect of the proposed development. Table 5 summarizes the existing uses generating 22 movements per day and the proposed development generating 46 movements per day.

It is considered that the proposed vehicle movements associated with the holiday accommodation will replace some of the existing visitor trips particularly as the accommodation is geared towards the use of the existing fishing facilities.

I understand that fishing club matches are also permitted at the site and typically generate 12 visitors approximately 8 times per year.

Based on the above information, it is not anticipated that the proposed level of additional traffic movements will have any significant detrimental impact on the operation or safety of the local highway network.

Accident Data

The submitted Personal Injury Accident (PIA) data within the study area indicates that there are no significant accident trends which would be exacerbated by the proposed development.

Parking & Turning Provision

I understand that each proposed holiday lodge and pod will have its own parking provision alongside each unit. There is an existing communal car park available fronting the café & shop which can accommodate around 25 no. vehicles. I would recommend the submission of further details of the proposed additional parking provision at the proposed central facilities building.

Generally, there would appear to be adequate space within the curtilage of the site to accommodate sufficient parking and turning facilities to serve the proposed development

Construction Traffic Management Plan (including details of contractor parking)

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval.

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

CONDITIONS

- 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. **CWF/2.1**.
- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 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.
- NONSTD**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point.
- ZJ45**
026R **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Note to Applicant

- Public footpath (PROW 21 – Holt) runs along the southern boundary of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Supplementary Notes

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

