

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0713	Your Ref:	MP/P/2015/0713
Date:	8 th October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 551 Lower Parks Farm, Parkside, Rossett, Wrexham.

Development: Siting of static caravan (for occupation by a full time farmworker) – in retrospect.

I refer to your consultation dated 05/10/2015 in respect of the above.

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

Assuming speeds of 25mph, any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 33m measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

Although not clear from the submitted application, I assume that access to the development site is via the existing unsurfaced access located approximately 90m west of Laburnum Cottage. Visibility from this existing access appears adequate providing splays in excess of 2.4 x 33m in both directions measured to the centreline of the adjoining highway.

I would recommend that the existing access is surfaced with hard bound materials for at least 10m behind the adjoining highway. I assume this access is also used to provide access to agricultural vehicles.

The submitted Design & Access Statement indicates that the caravan provides accommodation for a herdsman employed at the farm. By living on site, the herdsman does not have to travel numerous times per day to and from home to the farm to manage the livestock.

Parking and turning provision at the proposed development site appears adequate.

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

CONDITION

ZJ08 ACCESS SURFACE (10 metres)

043R

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.

Peter Oatman

MP

Service Manager Environment