

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Ross Pemberton
Our Ref:	ET/DC/P/2023/0345	Your Ref:	P/2023/0345
Date:	6 November 2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI STABLAU NEWYDD, LLAWR CALED A FFENSYS (RHANNOL OL-WEITHREDOL) / ERECTION OF NEW STABLING, HARDSTANDING AND FENCING (PARTLY IN RETROSPECT)

LAND TO THE NORTH OF BRYMBO ROAD BWLCHGWYN WREXHAM **Grid Ref: E 327532.32 N 353212.96**

I refer to your consultation / email dated 28/06/2023 in respect of the above retrospective application and note as follows.

The entrance as constructed does not comply with our minimum visibility splay requirements. The road is National Speed Limit at this location, however, I would accept that 60mph is unrealistic. In the absence of traffic data recording actual vehicle speeds I suggest a precautionary approach and request a 55m clear visibility splay in both directions, set back 2.4m from the edge of the carriageway. The clear splay should be maintained in perpetuity with no obstruction higher than 1m in both directions. The 55m is based on my estimate that 85% of all traffic would be travelling at or less than 30-35mph.

Practically this will require removal of the bank to the east and fence line set back in a taper with the splay to the west. I am unsure if this fence line is within the applicant's title as it's not shown as within the boundary of this application. The long term security of this splay would need to be demonstrated.

Subject to the above, we request a condition be included that refers to the attached highways advisory note to enforce hard paving and drainage provision. We note the gate is already set back from the highway.

Supplementary Notes

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

Chief Officer, Environment & Technical