

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0797	Your Ref:	P/2023/0797
Date:	14/12/2023		

TOWN AND COUNTRY PLANNING ACT 1990

LLEOLI CARAFÁN SEFYDLOG AR GYFER GOFALWR / SITING OF STATIC CARAVAN FOR CARER

PENLEY MILL HOUSE LION LANE PENLEY WREXHAM
Grid Ref: E 340447.99 N 339926.42

I refer to your consultation / email dated 29/11/2023 in respect of the above.

Access

The proposed development site is located on Lion Lane which is an unclassified, rural road subject to a 40mph speed limit. However, I would estimate typical speeds at being around 30mph for vehicles approaching from the south and around 25mph for vehicles approaching from the north given the geometry of the road.

Based on typical speeds of 30mph & 25mph, any proposed / existing access would normally require visibility splays of 2.4 x 43m to the south and 2.4 x 33m to the north measured to the nearside edge of the adjoining highway. Visibility from the existing access onto Lion Lane appears adequate providing splays in excess of the above requirements.

The existing access serving Penley Mill House & Penley Mill Garage is approximately 25m wide. The access is paved with hard bound materials but would benefit from re-surfacing. I assume that the access already serves a significant number of daily vehicle movements generated by the existing garage business.

Parking & Turning Provision

There would appear to be adequate parking & turning provision within the curtilage of the site.

In conclusion, I would raise no objections to the proposed development on highway grounds.

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