MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1599	**Your Ref:**	P/2024/1599
Date:	07/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TRAWSNEWID YSGUBOR I ANNEDD / CONVERSION OF BARN INTO DWELLING
LOCATION: WALLINGTON LANE FARM, WALLINGTON LANE, WORTHENBURY, WREXHAM, LL13 0AL

I refer to your consultation / email dated 27/11/2024 in respect of the above.

General

The site provides access to an existing farmhouse and 2 no. holiday lets which were previously approved under planning consent: P/2015/0604 subject to access and car parking improvements. It was previously understood that any agricultural activity would cease on this side of the road. **The LHA recommend this detail is confirmed. If agricultural activity is still proposed for this side of the site then details of the maximum size of vehicle requiring turning along with swept path details for such a vehicle when all proposed parking spaces are occupied will need to be provided**

Access

The proposed development site is located on Wallington Lane which is a rural, narrow, unclassified road subject to a 60mph speed limit. However, the Local Highway Authority (LHA) 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 would be required to provide visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway.

Visibility from the existing access serving the site is adequate in the westerly direction providing a splay of approximately 2.4 x 33m measured to the centreline of the road. However, visibility in the easterly direction is inadequate proving a splay of approximately 2.4 x 20m measured to the centreline of the adjoining highway. Visibility is impeded in the easterly direction by the existing hedgerow. **This was a condition required in respect of planning consent ref: P/2015/0604. The LHA recommend that the required splay is provided and indicated on a revised layout plan.**

The existing access is approximately 8.5m wide, surfaced with hard bound materials and is not gated. An Aco drain has also been installed to intercept any private surface water run off. The existing access is considered adequate to serve as a shared access.

Parking & Turning Provision

Parking and turning arrangements within the curtilage of the site were previously approved in respect of planning consent ref: P/2017/0604 to provide adequate parking and turning provision for the existing property (4 bedroomed) & proposed 2 no. holiday lets (2 bedroomed). A total of 8 spaces were originally approved. **The LHA recommend the applicant provides a suitably scaled plan indicating how additional parking will be provided for the 2 bed property along with the originally approved parking & turning facilities for the existing property and holiday lets in accordance with LPGN 16 and still maintain adequate turning space for each proposed parking space.**

The LHA would recommend that a suitable turning area is provided within the curtilage of the site for a medium sized delivery vehicle ie/ 7.2m van in addition to the above parking provision. This needs to be demonstrated by swept path details on a suitably scaled plan.

Waste Collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. The LHA strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection. **This detail will need to be indicated on a suitably scaled layout plan.**

Active Travel

The LHA recommend that the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development (eg/ cycle parking / storage) that may be required under the Active Travel Act Guidance. **Any such modifications should be referenced / indicated on a revised layout.**

Conclusion

In conclusion, the LHA request further details as follows:-

- It was previously understood that any agricultural activity would cease on this side of the road. **The LHA recommend this detail is confirmed. If agricultural activity is still proposed for this side of the site then details of the maximum size of vehicle (eg/ tractor plus trailer) requiring turning along with swept path details for such a vehicle will need to be provided when all proposed parking spaces are occupied.**

- Assuming speeds of 25mph, any proposed / existing access would be required to provide visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway. Visibility from the existing access serving the site is adequate in the westerly direction providing a splay of approximately 2.4 x 33m measured to the centreline of the road. However, visibility in the easterly direction is inadequate proving a splay of approximately 2.4 x 20m measured to the centreline of the adjoining highway. Visibility is impeded in the easterly direction by the existing hedgerow. **This was a condition required in respect of planning consent ref: P/2015/0604. The LHA recommend that the required splay is provided and indicated on a revised layout plan.**

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On behalf of Chief Officer, Environment & Technical

Supplementary Notes

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

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*

3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.