

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO::</b>     | Jenni Perkins                       |
| <b>Our Ref:</b> | ET/DC/PP/P/2023/0342 Res(3)            | <b>Your Ref:</b> | P/2023/0342                         |
| <b>Date:</b>    | 22-08-2023                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

### **CODI ADEILAD FFRAM DUR AR GYFER GWARTHEG, PARLWR A GODRO / ERECTION OF STEEL FRAMED BUILDING FOR CATTLE, PARLOUR AND DAIRY THE BROOK EGLWYS CROSS WHITCHURCH**

I refer to your consultation / email (including amended plans) dated 21/08/2023 in respect of the above.

#### **Access**

##### Existing Access

The proposed development site is located on Lower Wych Road which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds of around 25mph given the geometry of the road. 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.

Visibility from the existing, gated access is inadequate in both directions providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The existing access is 4.5m wide and gated 1.3m behind the adjoining highway. The access is served by a concrete track which slopes towards the highway. The carriageway fronting the access is typically only 2.6m wide. The access is currently considered inadequate to serve the proposed development ie/ access by milk tanker.

##### Proposed Access (Drg. No. 23/2424/01)

The proposed access provides visibility splays of at least 2.4 x 33m in both directions measured to the centerline of the adjoining highway which is considered adequate.

The proposed access indicated on the submitted layout plan is a minimum of 6m wide with 15m kerb radii. The access is considered to adequate to serve an 8m long milk tanker as indicated.

I would recommend that any gates are setback a suitable distance to accommodate the milk tanker clear of the adjoining highway ie/same length as proposed milk tanker. Any proposed access will need to be surfaced with hard bound materials for the same distance.

No private surface water run off shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required to intercept any such run-off.

The applicant will need to contact our Streetscene Team Leader on Tel: 01978 729732 to discuss the required construction details for the access. The applicant will need to apply to the Council for s.184 consent to modify / surface the access (adopted highway) once the submitted details are approved.

### **Parking & Turning Provision**

Parking & 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 conditions :-

### **CONDITIONS**

#### **NONSTD SUBMISSION OF FURTHER DETAILS (ACCESS RESURFACING)**

026R No part of the development shall commence until a scheme detailing the construction  
E06N of the following has been submitted to and approved in writing by the Local Planning  
E07N Authority: ***delete as appt \****

1) *Detailed layout, design, drainage and construction / surfacing of the access*

*The scheme as is approved shall be fully implemented prior to first use of the development.*

#### **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.

#### **ZJ09A NO GATES WITHIN 10 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

#### **ZJ46 NO PRIVATE SURFACE WATER RUN OFF**

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

### **Supplementary Notes**

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

## **Notes to Applicant**

### **ACCESS DETAILS**

*The applicant will need to contact our Streetscene Team Leader on Tel: 01978 729732 to discuss the required construction details for the access. The applicant will need to apply to the Council for s.184 consent to modify / surface the access (adopted highway) once the submitted details are approved.*

### **VERGE CROSSING LICENCE**

*A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.*



Chief Officer, Environment & Technical

