

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/P/2023/0642	Your Ref:	P/2023/0642
Date:	01/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILAD FFERM I ANNEDD PRESWYL / CONVERSION OF FARM BUILDING TO RESIDENTIAL DWELLING

TOP HOUSE FARM BUG AROWRY BROOKHOUSE LANE HANMER WREXHAM WHITCHURCH

Grid Ref: E 345852 N 339132

I refer to your consultation / email dated 31/10/2023 including revised plans in respect of the above.

Access

The development site is located off Brookhouse Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the east and 20mph for vehicles approaching from the west given the proximity of the junction of New Road / Striga Lane.

Based on speeds of 25mph, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 33m in the easterly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Based on speeds of 20mph, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 25m in the westerly direction measured to the nearside edge of the adjoining highway.

The revised layout plan (Drg. No. HAN001/PL/007) received on 31/10/23 indicates a suitable 3.2m wide access in approximately the same location as the existing gated paddock access which demonstrates the previously requested details.

Parking & Turning Provision

Parking provision will need to comply with LPGN 16 requirements. I would recommend maximum standards in this instance given location of site.

Appropriate turning facilities (see LPGN 16 / 21) will be required within the curtilage of the site.

The submitted layout plan (Drg. No. HAN001/PL/007) indicates adequate parking & turning provision.

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

CONDITIONS

ZJ41 **GENERAL LAYOUT**

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ17 **VISIBILITY SPLAYS (NEAR SIDE)**

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the west and 2.4 metres x 33 metres to the east measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 **ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

ZJ09 **NO GATES WITHIN 5 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ39 **VERGE CROSSING**

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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.

Note to Applicant

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 lower the kerbline and 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

