

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0441 Res(4)	Your Ref:	P/2023/0441
Date:	28/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

FFURFIO MYNEDFA NEWYDD AC ADEILADU GAREJ NEWYDD AC ESTYNIAD LLAWR CYNTAF UWCH EI BEN / FORMATION OF NEW ACCESS AND CONSTRUCTION OF NEW GARAGE AND FIRST FLOOR EXTENSION ABOVE

FAIR VIEW CLOY LANE OVERTON WREXHAM Grid Ref: E 339823.54 N 342075

I refer to your consultation / email dated 23/11/2023 including revised layout plans (C145/004 Rev C – Sheet 1 of 3, C145/004 Rev C – Sheet 2 of 3, C145/004 Rev C – Sheet 3 of 3 and C145/005 Rev D) in respect of the above.

Access

The proposed development site is located on Cloy Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

The existing access at the site currently has inadequate visibility splays of approximately 2.4 x 20m to the north and 2.4 x 6m to the south measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow and trees planted in the verge. Our Streetscene Section are aware of the trees which have been planted in the highway verge and will be reviewing their location given potential maintenance / visibility issues. Visibility could be improved by setting back / lowering of the hedgerow along with removal of any trees impeding visibility. The Highways Streetscene section have indicated that the trees will be removed on confirmation that the development is to proceed.

I understand the applicant no longer intends constructing a new vehicular access and now wishes to utilize the existing access serving Fair View to serve the proposed development site.

The existing access is approximately 4.1m wide and is surfaced with loose bound materials. I normally recommend that this access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. However, this is an existing access.

No private surface water is normally permitted to flow onto the adjoining highway. I would normally recommend an Aco drain or similar is installed to intercept any such run-off.

The applicant previously proposed improvements to this existing sub-standard access including hard bound paving for 5m behind the adjoining highway and installation of an Aco drain to intercept private surface water run-off. I would suggest that the applicant improves the existing access as indicated above. Any proposed access widening would require s.184 consent.

I would also suggest the applicant considers improving visibility at the existing access in the interest of highway safety.

Parking & Turning Provision

There would appear to be adequate space to provide parking for at least 5 cars plus turning within the curtilage of the site off the existing access.

I understand the existing property is a 6 bedroom property. The existing parking & turning provision at the property is considered adequate.

Home Office & Workshop

I assume that the workshop and office indicated on the latest plans are for personal use only and will not be used for any commercial business purposes. I would raise no objections if this is the case.

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

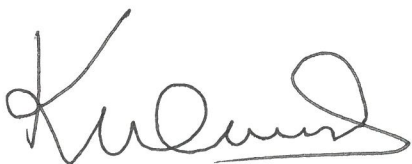
Supplementary Notes

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

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 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