

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0870 **Your Ref:** MRJ/P/2018/0870
Date: 8th November 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 538 Ty Gollen, Borrass Road, Commonwood, Holt, Wrexham.
Development: Two-storey and first floor rear extension, creation of new improved access and driveway and replacement outbuilding.

I refer to your consultation dated 23/10/2018 and layout plan (Drg. No. A206) in respect of the above.

The proposed development site is located on Borrass Road which is a rural, classified road subject to a 60mph speed limit.

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The site has 2 no. existing access points, one serving the existing property and a field access to the adjoining paddock. It is proposed to delete both of these access points and provide a new improved access further east. The replacement shared access will provide access to both the existing dwelling and existing paddock.

The existing access provides visibility splays of approximately 2.4 x 5m to the west and in excess of 2.4 x 215m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility in the westerly direction is restricted by the existing boundary hedge / fence and also 3rd party land beyond. Visibility in the westerly direction does require looking across 3rd party land but visibility should be protected in this direction given previous consents associated with Lodge Farm

Proposed Access

The proposed access would appear to provide improved visibility of approximately 2.4 x 70m in the westerly direction and 2.4 x 170m in the easterly direction measured to the nearside edge of the adjoining highway subject to maintaining the boundary hedge at a maximum height of 1m above the adjoining carriageway level.

The applicant will need to apply for s.184 consent to construct the new access across the highway verge.

I would recommend that the applicant provides a revised layout plan detailing the proposed splays.

I understand that the new access will be shared with a nearby farmer who uses the paddock to rear sheep etc. As the access will be shared, I would recommend that any proposed access is a minimum of 5m wide and surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary. No gates shall be erected within 10m of the highway boundary to allow a tractor / trailer to sit clear of the adjoining highway. **I would recommend that the applicant provides a revised layout plan indicating the above details.**

Parking and Turning Provision

The existing dwelling appears to provide around 5 spaces plus turning at the rear of the site. I would recommend that the proposed 5 bedroom dwelling provides at least 4 spaces plus turning. **I would recommend that the applicant provides a revised layout plan indicating the proposed parking and turning arrangements at the site.**

Proposed Gym and Office.

Given that the proposed access does not provide visibility splays compliant with TAN 18 requirements, I would recommend that a suitable condition is imposed limiting the proposed gym and office to personal / domestic use ie/ the gym and office is not used / visited by the public / clients.

I await the requested information

Supplementary Notes

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

Peter O'Connell

Planning Control Manager

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