

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:	25/10/2023		

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 10/10/2023 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 visibility splays of 2.4 x 33m in both directions 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 visibility splays of 2.4 x 25m in both directions.

No details of how the required splays will be provided have been indicated / annotated on the submitted plans. **I would recommend this detail is provided on a revised layout plan.**

In order to support the proposed access in this location, I would normally recommend the following:-

- The provision of a 2.4 x 25m visibility splay in the westerly direction and 2.4 x 33m in the easterly direction measured to the nearside edge of the adjoining highway (Details not shown on submitted layout plan).
- Minimum 3.2m wide access width.
- Minimum 5m of hard bound paving behind highway boundary.

- No gates within 5m of the highway boundary (preferably no gates).
- An Aco drain or similar to intercept any private surface water run off (where the driveway falls towards the highway).
- Closure of existing gated field access and reinstatement of kerb to full height construction (s.184 consent required).
- Construction / extension of footway across site frontage (could potentially be constructed under s.184 consent).

There is an existing gated field access located at the eastern end of the site frontage. Visibility from this access appears adequate providing splays in excess of 2.4 x 33m in both directions measured to the nearside edge. It may be considered a better option to utilize the existing access position to serve the development subject to improvements ie/ hard bound paving for 5m (s.184 consent required), no gates within 5m preferably no gates).

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/004) indicates adequate parking & turning provision.

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.



Chief Officer, Environment & Technical