

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Rhian Chitty
Our Ref:	ET/DC/PP/P/2023/0541 Res(2)	Your Ref:	P/2023/0541
Date:	26/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ANNEDD / ERECTION OF DWELLING

GWERN Y TO SHOCKLACH LANE WORTHENBURY WREXHAM

Grid Ref: E 343080.75 N 346926.6

I refer to your consultation / email dated 13/10/2023 in respect of the above.

Existing Access

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

Assuming speeds of 40mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4m x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The applicant appears to have recently modified the existing access. The access is now 8.8m wide with gates setback approximately 24m behind the adjoining carriageway. The access is surfaced with loose materials. Visibility from the modified access is marginally improved providing splays of approximately 2.4 x 7m in the north easterly direction and 2.4 x 6m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access. I would therefore not normally wish to support any proposed development that is likely to result in any increase in vehicle movements through this sub-standard access than was previously experienced at the site.

Proposed Access (Drg. No. 07 Rev C)

I understand the applicant proposes to demolish the existing dwelling and construct a new dwelling served by a new improved access.

The submitted layout plan indicates the construction of a new access located further south along Shocklach Lane. I would recommend the existing sub-standard access is permanently closed up and reinstated to the satisfaction of the Planning / Highway Authority.

The submitted layout plan indicates the following:-

- Visibility splays of 2.4m x 56m to the north east and 2.4m x 58m to the south west measured to the nearside edge of the adjoining highway from the new access.
- 15.3m wide splayed access reducing to 5m wide access width @ 5m behind edge of carriageway.
- Hard bound paving for a minimum of 10m behind the adjoining highway.
- No gates erected within 10m of the highway boundary
- An Aco drain across the access to intercept any private surface water run-off.

In terms of visibility and layout, as long as the proposed access is no worse than the existing access and the existing access is permanently closed up, then a development generating the same / similar vehicle movements can be supported.

Parking & Turning Provision

Parking & turning provision at the development site appears adequate.

I would therefore recommend any permission include 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 (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres to the north east and 2.4 metres x 58 metres to the south west measured to the nearside 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.

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.

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.
- ZJ01** **EXISTING ACCESS TO BE CLOSED**
026R The existing access as shown on the approved plan no. @@@ shall be permanently
E03N closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

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 and to close up / reinstate verge at existing access. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical

