

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2022/0761 Res(2)	Your Ref:	SH/20202/0761
Date:	12/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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BRUNETT FARM TY BROUGHTON WHITCHURCH WREXHAM
Grid Ref: E 347247 N 342996

I refer to your consultation / email dated 11/01/2023 in respect of the above.

Access

The proposed development site is located on Lower Wych Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

There would appear to be 4 no. existing access points along this section. The submitted plans indicate proposed improvements of the most south westerly access to serve barn 2 and formation of a new access next to this access to serve barn 1. The applicant will need to apply for s.184 consent in order to construct the new access across the highway verge. It is proposed to close up the existing access fronting barn 1. **A suitable condition will be required to reinstate this to grass verge.**

The submitted plans indicate that both access points proposed for barns 1 & 2 will be provide visibility splays of at least 2.4 x 43m in both directions measured to the centerline of the adjoining highway which is considered adequate.

Both access points will require hard bound paving for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the highway boundary. The submitted plans indicate this detail.

Parking & Turning Provision

The parking and turning provision indicated on the submitted plans is considered adequate.

I therefore have no objections to the proposed development and recommend that 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. -----.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE) – BOTH ACCESSES

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43m in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS SURFACE (5 metres) – BOTH ACCESSES

043R Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

NONSTD NO GATES WITHIN 5 METRES) – BOTH ACCESSES

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

ZJ01 EXISTING ACCESS TO BE CLOSED

026R The existing access as shown on the approved plan no. @@@ shall be permanently 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.
E03N

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.

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 highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical