

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0499 **Your Ref:** SH/P/2022/0499
Date: 11th July 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 460 The Poplars, Cock Bank Lane, Marchwiell, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation / email dated 11/07/2022 including revised layout plan (Drg. No. H151/007 Rev B) in respect of the above.

Access

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

Assuming typical speeds of 30mph, any proposed / existing access would normally require visibility splays of 2.4 x 43m 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.

I understand the existing access will be retained to serve the proposed replacement dwelling. Visibility from the existing access is inadequate in both directions due to the existing hedgerow. The existing access currently provides visibility splays of approximately 2.4 x 8m in the north westerly direction and 2.4 x 11m in the south easterly direction measured to the centerline of the adjoining highway. The submitted layout plan (Drg. No. H151/007 Rev B) indicates improvements to the existing access to provide increased visibility splays of 2.4 x 29m in the north westerly direction and 2.4 x 38m in the south easterly direction measured to the centerline of the adjoining highway. This is considered to be a significant improvement in highway safety terms.

The existing access is approximately 3.4m wide, gated at 5.5m behind the adjoining carriageway and paved with hard bound materials.

Parking & Turning Provision

I would recommend that the proposed property provides parking and turning provision in accordance with LPGN 16 (maximum requirements) and LPGN 21 requirements. The proposed parking and turning arrangements appear acceptable.

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

ZJ18 VISIBILITY SPLAYS (CENTRELINE)

026R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 29 metres to the north west and 2.4 metres x 38 metres to the south east 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 adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09 NO GATES WITHIN 5 METRES

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

Supplementary Notes

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

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

Chief Officer, Environment & Technical