

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0453 Res(3) **Your Ref:** AB/P/2022/0453
Date: 14th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 458 391 Top House Farm, Big Arowry, Hanmer, Wrexham.

Development: Conversion of Agricultural Building to Dwelling.

I refer to your consultation / email dated 13/01/2023 including revised layout plan (Drg. No. 75171/PL/07) in respect of the above.

Access

The proposed development site is located on the junction of New Road / Brookhouse Lane which are both classified, rural roads subject to a 60 mph speed limit. However, I would estimate typical speeds of 40mph for vehicles travelling along New Road and around 20mph for vehicles approaching the junction along Brookhouse Lane given the geometry of the road.

Based on speeds of 40mph, any proposed / existing access would normally require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway (along New Road / Striga Lane) in accordance with TAN 18. Based on speeds of 20mph, any proposed / existing access would normally require visibility splays of 2.4 x 25m in the easterly direction (along Brookhouse Lane) measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

There would appear to be 2 no. access points associated with the site fronting New Road ie/ access fronting the barn & access south of the cowshed :-

Existing Access fronting agricultural barn

This access is approximately 7.6m wide and is gated 1.1m behind the adjoining carriageway. The access / driveway is surfaced with hard bound materials ie/ concrete.

Visibility from the existing access is currently inadequate providing splays of approximately 2.4 x 5m in the northerly direction and 2.4 x 7m in the southerly direction measured to the nearside edge. Visibility is impeded by the existing hedgerow in both directions.

The existing / proposed access is located on the junction of New Road / Brookhouse Lane which is far from ideal and suffers with inadequate visibility.

Existing Access south of cowshed

This access is approximately 10m wide and is gated 2.5m behind the adjoining carriageway. The access / driveway is surfaced with hard bound materials ie/ concrete.

Visibility from the existing access is currently inadequate providing splays of approximately 2.4 x 65m in the northerly direction and 2.4 x 12m in the southerly direction measured to the nearside edge. Visibility is impeded by the existing hedgerow in the southerly direction. Visibility in the northerly direction is impeded by the existing hedgerow on the opposite side of the road.

Revised Layout Plan (Drg. No. 75171/PL/07 – Received 21/02/2023)

The revised plan indicates the closure of the existing sub-standard access to the north (close to junction with Brookhouse Lane). This will require reinstatement to grass verge.

The revised plan indicates the formation of a new access short distance to the south which is approximately 5.5m wide. A visibility splay of approximately 2.4 x 60m appears available to the north along Striga Lane and 2.4 x 26m to the north measured to the nearside edge of the adjoining highway along Brookhouse Lane. This represents an improvement on the previous splays available from the original access to this junction. A significantly improved visibility splay of 2.4 x 120m in the southerly direction from the new access has been indicated on the revised layout plan.

The proposed access will require s.184 consent from the Council to cross the highway verge.

The proposed 5.5m wide access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

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 proposed access to intercept any such run off where the access falls towards the highway.

Parking and Turning Provision

Given the relatively remote location of the site, I would recommend that parking provision complies with LPGN 16 maximum standards ie/ 3 parking spaces plus turning. The proposed parking & turning provision indicated on the revised layout plan is considered acceptable.

I have therefore have no objections to the proposed development and recommend 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 (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 26 metres to the north east and 2.4 x 120m to the south 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

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.

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.

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.

ZJ01 EXISTING ACCESS TO BE CLOSED

026R
E03N 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.

Supplementary Notes

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

Notes to Applicant

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

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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. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical