

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0935 (Res 1)	Your Ref:	AB/P/2022/0935
Date:	16/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILAD AMAETHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING **MIDDLE SONTLEY FARM MIDDLE SONTLEY WREXHAM**

Grid Ref: E 332302 N 346818

I refer to your consultation / email dated 10/11/2022 in respect of the above.

Access

The proposed development site is located on Middle Sontley Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing shared access in this location would normally require visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the road given the narrow carriageway width. Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions.

The existing shared access appears to serve a limited number of barn conversions, a farmhouse and outbuildings. The existing access is approximately 3.6m wide at 5m behind the adjoining carriageway and is surfaced with loose bound materials. There is scope to widen the existing access to allow the simultaneous passage of 2 vehicles. I would recommend that the access is widened to a minimum of 4.5m and surfaced with hard bound materials eg/ bitmac for at least 5m behind the adjoining carriageway.

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.

Parking & Turning Provision

Parking and turning provision within the curtilage of the site appears adequate.

I therefore have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@
- ZJ16**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres.
- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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.
- NONSTD**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.

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