

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0795	Your Ref:	SH/P/2022/0795 Res(1)
Date:	27/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU TY GWEITHWYR AMAETHYDDOL A GAREJ / CONSTRUCTION OF AGRICULTURAL WORKERS DWELLING AND GARAGE **NEW FARM COX LANE ROSSETT WREXHAM**

Grid Ref: E 337210.01 N 355631.94

I refer to your consultation / email dated 21/09/2022 in respect of the above.

Access

The development site is located on Cox 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 given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed access to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m above the level of the adjoining carriageway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access serving the development site appears adequate in both directions providing splays of at least 2.4 x 43m in both directions measured to the centreline of the adjoining highway. Visibility from the access relies on the regular maintenance of the existing hedgerow.

The existing access serving the site is approximately 30m wide reducing to 7.4m approximately 11.5m behind the adjoining carriageway which is considered adequate to accommodate 2 vehicles sat side by side clear of the adjoining carriageway. The existing access is surfaced with loose bound materials. It would appear that the access already serves an existing agricultural building used for cattle and hay storage.

I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates erected within 10m of the highway boundary. I would recommend that the applicant liaises with our Streetscene Team Leader (Kevin Edwards) to ensure that sufficient cover/ construction is provided to any surface water pipe / drain that may be located beneath the existing access.

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

The submitted layout plan appears to indicate that adequate parking (garage spaces excluded) and turning provision is available within the curtilage of the site for both the new dwelling and any agricultural vehicles.

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 43 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. |
| ZJ08
043R | ACCESS SURFACE (10 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 10 metres behind the adjoining highway. |
| ZJ09A
033R | NO GATES WITHIN 10 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary. |
| 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