

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1129 **Your Ref:** JK/P/2021/1129
Date: 11th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 510 Agricultural Land to the South of Park Farm, Bowling Bank, Wrexham.

Development: New vehicular access to service agricultural land.

I refer to your consultation / email dated 17/12/2021 including revised layout plan (Drg. No. 21-35 A101 Rev B) in respect of the above.

Access

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the north and around 25mph for vehicles approaching from the south east given the geometry of the road.

Any proposed / existing access in the suggested location would normally be required to provide visibility splays of 2.4 x 43m in the northerly direction and 2.4 x 33m in the southerly direction 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.

The revised layout plan indicates proposed splays in excess of the above requirements which is considered acceptable.

Any proposed access must be of sufficient dimensions to accommodate the anticipated size of vehicles. I assume that typical vehicles will comprise a tractor / trailer. If this is the case, I would normally recommend that any gates are setback a minimum distance of 10m behind the adjoining highway, access paved with hard bound materials for at least 10m behind the adjoining highway and measures taken to accommodate the existing drainage ditch fronting the site. No private surface water shall be permitted to flow onto the adjoining highway. The existing drainage ditch will need to be culverted with a suitable pipe and appropriate cover / protection. I would recommend that the applicant liaises with our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732 on the required detail. Any proposed access would benefit from being a splayed entrance for ease of access.

The revised layout plan appears to indicate a 5.5m wide access with gates setback 10m behind the highway boundary with 7.5m kerb radii which is considered acceptable.

I would recommend that further details are provided indicating how the new access will be constructed to protect the existing ditch from flooding. This detail will also need to be included as part of a s.184 application to construct the access in the highway verge. I would recommend that the applicant contacts our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732 to discuss this detail.

Parking and Turning Provision

The proposed development will need to provide adequate parking and turning provision within the curtilage of the site. I understand that the land is being sold for agricultural use and will involve minimal vehicle movements.

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 43 metres to the north and 2.4 metres x 33 metres to the south 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.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

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.

NONSTD SUBMISSION OF FURTHER DETAILS

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access*

The scheme as is approved shall be fully implemented prior to first use of the development.

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.

Supplementary Notes

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

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.



Chief Officer, Environment & Technical