

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0405 **Your Ref:** MRJ/P/2021/0405
Date: 10th March 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 401 482 Yew Tree Cottage, Sun Lane, Bowling Bank, Wrexham.

Development: Two storey side extension and single storey annexe extension.

I refer to your consultation / email dated 07/03/2022 including layout plan (Drg. No. A603) in respect of the above.

Access

The proposed development site is located on Sun 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 along this section.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

The existing 3 bedroom house currently has 2 no. access points onto Sun Lane:-

Westerly Access

This access provides visibility splays of approximately 2.4 x 12m in both directions measured to the centerline of the adjoining highway. Visibility is impeded in both direction by the existing vegetation fronting the site.

This access is 4.1m wide and is surfaced with loose bound materials.

Easterly Access

This access provides visibility splays of approximately 2.4 x 13m in the westerly direction and in excess of 2.4 x 100m in the easterly direction measured to the centerline of the adjoining highway. Visibility is impeded in the westerly direction by the existing vegetation fronting the site.

This access is 3.6m wide and is surfaced with loose bound materials.

Proposed Access

The submitted layout plan (Drg. No. A603) indicates the closure of the existing access and retention of the westerly access to serve the extended dwelling.

The submitted layout plan indicates the provision of the required splays as detailed above which is considered acceptable.

Any proposed access shall be a minimum 5.6m wide and 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. The applicant will require s.184 consent to widen the existing access and cross the highway verge (see note).

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required where the driveway falls towards the adopted highway.

The above details are indicated on the submitted layout plan.

Parking & Turning Provision

Parking provision indicated on the submitted layout plan appears adequate.

Although adequate turning provision would normally be required for a property fronting a classified road, the existing parking / access arrangements may not have necessarily provided turning at the property. It may not therefore be justified to request such provision in this instance.

I 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. @@@

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R 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.

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.

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 033R	NO GATES WITHIN 5 METRES There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
NONSTD 026R E03N	EXISTING EASTERLY ACCESS TO BE CLOSED The existing easterly 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.

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 highway 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