

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0469 **Your Ref:** JK/P/2021/0469
Date: 16th September 2021

TOWN AND COUNTRY PLANNING ACT 1990

DIDDORDEB MYNEDIAD CERBYDAU PRESENNOL A CAU MYNEDIAD CERBYDAU / ALTERATION OF EXISTING VEHICULAR ACCESS AND CLOSURE OF VEHICULAR ACCESS PENYCOED FARM MINERA ROAD FFRITH WREXHAM

Grid Ref: E 328833.27 N 354550.55

I refer to your consultation dated 20/05/2021 in respect of the above and would advise you that we have the following comments;

Minera Road, Coedpoeth is classified and subject to a 40mph speed limit. Any proposed / existing access along this section would normally require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway based on TAN18.

The existing main farm access which is proposed to be closed has an approximate width of 5.0m, gated approximately 4.5m behind the carriageway edge and is surfaced with loose bound material. The measured visibility splays from the existing access (to be closed up) are; East 2.4m x 21.0m and West 2.4m 20.3m.

The proposals and alteration to a secondary existing access which the application refers to has an approximate width of 5.0m, gated approximately 3.0m behind the carriageway edge and is not hard bound surfaced abutting the highway carriageway. The measured existing visibility splays, (East) 2.4m x 16.0m and (West) 2.4m x 55.0m. There is an existing boundary fence of wooden post and wire construction and a height excess of 1.0m which would require moving to not encroach onto the required visibility splay. If the post and wire fencing was relocated the visibility would be (East) 2.4m x 35.0m The applicant has informed the highway officer whilst on site there are aspirations to remove/demolish the sandstone outbuilding which is approximately 1.5m away from the carriageway edge and abuts the existing gated access. If the outbuilding was demolished the East visibility splay distance can be increased by approximately 14.0m to give 2.4m x 49.0m.

We note the shortfall in the desired visibility standards (TAN 18) and would not normally support an application with a sub-standard visibility splays. The proposed alteration to improve the visibility for the western access and closing of the existing eastern access provides betterment to the existing substandard visibility splays and will inevitably provide greater highway safety for all road users

I would recommend the applicant submits a revised layout plan indicating the above information in relation to moving the post and rail fence and maximising visibility.

If the application is supported, then I would recommend that the applicant applies for s.184 consent to form a suitable access (see note).

Conditions

- ZJ01**
026R
E03N **EXISTING ACCESS TO BE CLOSED**
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.
- 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 5.0 metres
- ZJ13**
026R
E05NA **DROPPED KERB VEHICULAR CROSSING**
The vehicular access hereby approved shall take the form of a dropped kerb vehicular crossing.
- ZJ17**
038R **VISIBILITY SPLAYS (NEARSIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 55.0 metres to the West and 2.4 metres x 49 metres to the East 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- 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, 3, 4 & 5 of the supplementary notes.

Note to Applicant

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath 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