

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: 14th December 2021

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 07/12/2021 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. 20-24 A101 Rev F) indicates the closure of the existing access and retention of the westerly access to serve the extended dwelling.

I would recommend that the applicant provides a revised layout plan indicating the proposed visibility splays from this access. I would suggest that the applicant considers maximizing / improving visibility from the single access point in both directions by removal / modifications to the vegetation along the site frontage.

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.

I would recommend that the applicant provides a revised layout plan indicating the above details.

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 await the requested information.

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.

A handwritten signature in black ink, appearing to be 'R. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical