

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0418 **Your Ref:** PF/P/2018/0418

Date: 25th May 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 374 425 Argoed Cottage, Argoed Lane, Overton, Wrexham.
Development: Construction of new field gate access.

I refer to your consultation dated 23/05/2018 in respect of the above.

The development site is situated on a narrow 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, any proposed / existing access would normally be required 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 in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

It would appear possible to construct an access which could provide the required visibility splays subject to modifications to the existing hedgerow fronting the site.

Assuming that the access could be potentially used by a tractor / trailer, I would normally recommend that such an access is gated at least 10m behind the adjoining highway (or alternatively not gated) and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

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

Providing the above details are provided, I would 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. -----.

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.

Supplementary Notes

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



 Planning Control Manager