

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0593

Your Ref: MR/P/2018/0593

Date: 25th July 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 360 551 43 Wynnstay Lane, Marford, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling together with associated works.

I refer to your consultation dated 24/07/2018 in respect of the above.

The proposed development site is located on Wynnstay Lane which is a narrow, unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph due to the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centerline of the adjoining highway. Visibility can be permitted to the centerline of the carriageway given the restricted carriageway width along this section.

Visibility from the existing / proposed access is inadequate in both directions providing splays of approximately 2.4 x 8m to the south and 2.4 x 7m to the north measured to the centerline of the adjoining highway. Visibility is restricted in the southerly direction by the existing hedgerow fronting the site. Visibility in the northerly direction is restricted by the existing hedgerow and hedgerow fronting the adjoining property.

The existing access serving the development site is approximately 3.2m wide. The access is surfaced with loose bound materials. The proposed access appears to be 4.3m wide with gates setback around 3.3m behind the adjoining carriageway. I would suggest that the applicant considers providing a more centrally located access and lowering the existing boundary hedge to a maximum of 1m above the adjoining carriageway level. This would maximize visibility along the site frontage.

I would recommend that no gates are erected within 5m of the highway boundary and the access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary.

The proposed parking and turning provision at the development site appears adequate.

I therefore advise you that I have no objections to the proposed development on highway grounds 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. -----.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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.

Supplementary Notes

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

Peter Douthwaite

BA Planning Control Manager