

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0229 **Your Ref:** MP/P/2018/0229
Date: 5th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 376 388 Land at Knolton Bryn Farm, Knolton, Overton, Wrexham.
Development: Outline planning application to erect agricultural workers dwelling with associated access.

I refer to your consultation dated 28/03/2018 including layout plan (Drg. No. SA22736/01 Rev D) in respect of the above.

The proposed development site is located on the A528 Overton to Ellesmere Road which is a rural, classified road subject to a 50mph speed limit.

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although the required visibility splay can be achieved in the southerly direction, visibility would appear to be limited in the northerly direction by the existing hedgerow. The submitted layout plan indicates that the existing hedgerow to the north of the access will be replanted 1m behind the required visibility splay which would be considered acceptable. I would recommend that any additional verge formed in front of the replanted hedgerow is topsoiled and seeded to form a grassed verge which shall be dedicated to the Highway Authority for future maintenance. Any proposed dedication will require the applicant to enter into a s.38 agreement with the Council.

The existing field access (proposed access) is approximately 4.5m wide and is gated 7.6m behind the adjoining carriageway. The access is unsurfaced. I assume that the proposed access will be used to serve the new dwelling and for agricultural purposes.

I would recommend any proposed access of this nature is at least 4.5m wide and surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. Any gates shall be setback a minimum distance of 10m behind the adjoining highway. No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access. **I would suggest the above detail is annotated on a revised layout plan.**

Layout (Reserved Matter)

Adequate parking and turning provision will be required within the curtilage of the development site.

I await the requested information.

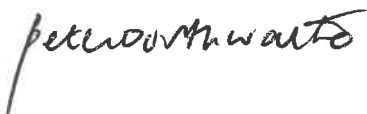
Supplementary Notes

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

Note to applicant

The proposed verge should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out



 Planning Control Manager