

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0234

Your Ref: MP/P/2018/0234

Date: 9th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 396 398 Cherry Tree Farm, Red Hall Lane, Penley, Wrexham.

Development: Erection of Agricultural Building and all associated works.

I refer to your consultation dated 03/04/2018 in respect of the above.

The proposed development site is located on Red Hall Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph for vehicles approaching from the south west and 30mph for vehicles approaching from the north east given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m to the south west and 2.4 x 56m to the north east measured to the nearside edge of the adjoining highway in accordance with TAN 18.

A previous application at the site was approved for the erection of an agricultural workers dwelling (ref: P/2014/0573). Previously, visibility from this existing access serving the development site was inadequate in both directions providing splays of approximately 2.4 x 23m to the north east and 2.4 x 25m to the south west measured to the nearside edge of the adjoining highway.

The submitted Planning Statement at this time indicated that the existing access would be improved to provide visibility splays of 2.4 x 70m measured to the nearside edge of the adjoining highway in both directions which offered a significant improvement in highway safety.

Visibility from the existing access serving the development site is adequate in the north easterly direction providing a splay in excess of 2.4 x 70m measured to the nearside edge of the adjoining highway. Visibility in the south westerly direction is approximately 2.4 x 70m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow / mature tree.

However, I assume that the proposed building will be used to store machinery and cattle feed etc. and will not result in any significant increase in vehicle movements at the site.

The existing splayed access is approximately 19m wide reducing to 4.5m wide approximately 12m behind the adjoining carriageway. The access is gated approximately 12m behind the adjoining carriageway. The existing access is surfaced with loose bound materials. I would recommend that the access is surfaced with hard bound materials eg/ bituminous macadam for a minimum distance of 10m behind the adjoining highway.

No private surface water shall be allowed to flow onto the adjoining highway. I would recommend that an Aco drain or similar is constructed across the access to intercept any such run-off.

Parking and turning provision at the proposed development site appears adequate.

I therefore 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. -----.

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

EMPTY SPLAY

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 70 metres** in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

Public Footpath No.7 - Penley passes to the south of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

7/11/00 11:00 AM

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