

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: 21st May 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 17/05/2018 including revised 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. The revised layout plan indicates the above detail and is considered acceptable.

Layout (Reserved Matter)

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

I therefore have no objections to the proposed development and would recommend that 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. -----.

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)
038R **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 160 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.

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.

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.

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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the
E06N construction of the following has been submitted to and approved in writing by
E07N the Local Planning Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access.*
- 2) *Details of the setting back of the hedgerow located to the north of the proposed access and setting out of grassed verge. Verge to be dedicated to the Highway Authority for future maintenance.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

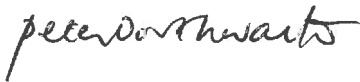
The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Notes to Applicant

- *The proposed scheme 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 / 278 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



pd Planning Control Manager