

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0422 **Your Ref:** MP/P/2018/0422
Date: 5th June 2018

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

Location: O. S Grid Ref: 365 518 Hillside Farm, Holt Road, Llan y Pwll, Wrexham.

Development: Construction of new vehicular access.

I refer to your consultation received on 24/05/2018 in respect of the above.

Although All Matters are reserved, I comment as follows:-

Access (Reserved Matter)

The proposed development site is located on Holt Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Assuming speeds of 40mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway in the westerly direction and to the nearside edge of the adjoining highway in the westerly direction in accordance with TAN 18. Visibility can be permitted to the centerline of the road in the westerly direction given the double white central lines along this section.

Actual speeds may be lower than 40mph but would need to be determined. **I previously suggested that the applicant carried out a speed survey along this section to determine 85th percentile speeds.** Speed survey results were submitted by Blueprint on 08/08/2017. However, these results refer to Sandy Lane as a location whereby the development site is actually located on Holt Road. Blueprint have not confirmed where exactly the speed survey relates to so I have not taken the results into consideration.

The submitted layout plan (Drg. No. J135/002 Rev B) indicates the construction of a 10m wide shared access suggesting visibility splays of 5m x 43m in the westerly direction measured to the nearside edge of the adjoining highway and a clear visibility splay in the easterly direction.

Although it would appear possible to provide the required splay in the easterly direction from the proposed access, it does not appear possible to provide the required splay in the westerly direction due to the geometry of the road / existing outbuildings.

The applicant has not indicated the available forward visibility on the submitted layout plan.

Any proposed shared access would need to provide a minimum width of 4.8m with no gates within 5m of the adjoining highway. Any proposed access would require a minimum 5m of hard bound paving.

No private surface water run-off would be permitted to flow onto the adjoining highway. An Aco drain or similar would be required across the proposed access.

Section 184 consent would be required in order to construct the access and cross the highway verge.

Parking and Turning Provision (Reserved Matter)

Adequate parking and turning provision would be required for both dwellings in accordance with LPGN 16.

Supplementary Notes

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

Peter Oathurst

fu Planning Control Manager