

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0142

Your Ref: MP/P/2018/0142

Date: 3rd April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 495 417 Iscoyd House, Broomers Lane, Iscoyd, Wrexham.

Development: Change of use of redundant swimming pool attached to Iscoyd House to form 2 no. holiday apartments.

I refer to your consultation dated 26/02/2018 and email from John Sumner dated 27/03/2018 in respect of the above.

Access

The proposed development site is located on Broomers Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Based on such speeds, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 20m in the easterly direction and 2.4 x 24m in the westerly direction measured to the centerline of the adjoining highway. Visibility is impeded in the easterly direction by the existing boundary wall and hedgerow. Visibility is impeded in the westerly direction by the existing boundary wall and vegetation fronting the site.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access. However, the submitted Access Statement indicates improvements to the existing access to provide splays of 2.4 x 30m in both directions measured to the centerline of the adjoining highway. The proposed visibility splays are considered to be a significant improvement in highway safety terms.

The proposed shared access is only 3.0m wide and cannot support the simultaneous passage of 2 vehicles. The existing access is surfaced with hard bound materials. I would normally recommend that such a shared access has a minimum width of 4.8m and is paved with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates should be erected within 5m of the highway boundary. However, the submitted Access Statement indicates improvements to the existing access to provide an access width of 5m which is considered acceptable to serve as a shared access.

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

Parking and Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the site for both the existing dwelling and proposed holiday lets.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|---------------------|---|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----. |
| ZJ16
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 30 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 5 metres. |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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. |
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
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.

Peter Dornharte

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Planning Control Manager