

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0288

Your Ref: MR/P/2018/0288

Date: 17th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 419 Village Hall, School Lane, Erbistock, Wrexham.

Development: Change of use of redundant village hall to 1 no. dwelling.

I refer to your consultation dated 12/04/2018 respect of the above.

Access

The proposed development site is located on School Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph for vehicles approaching from the south east and 25mph for vehicles approaching from the north west 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 33m in in the north westerly direction and 2.4 x 25m in the south easterly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 3m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing 1.3m high boundary wall fronting the site.

I understand that the applicant intends to utilize the existing 3.1m wide access without modification to the existing boundary wall. It is accepted that the access will generate less vehicle movements for a single dwelling compared with its previous use a village hall. However, I would suggest that the applicant considers reducing the height of the existing boundary wall to a maximum height of 1m above the adjoining carriageway along the site frontage in order to maximise the available visibility from this access.

I would recommend that no gates are erected within 5m of the highway boundary.

Parking Provision

The provision of 2 no. parking spaces for the proposed dwelling would be considered adequate.

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

ZJ07 ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Supplementary Notes

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

Peter Oosthuizen

PM

Planning Control Manager