

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

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

Your Ref: MP/P/2018/0142

Date: 6th March 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 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.

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.

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.

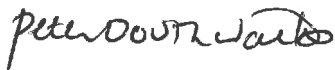
Parking and Turning Provision

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 normally recommend that the application be **REFUSED** for the following reasons:-

1. **There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.**
2. **The existing access is of insufficient width to serve as a shared access.**

However, if the applicant could carry out improvements to address the above issues then I would have no objections in principle to the proposed development.



 Service Manager Environment