

MEMORANDUM



From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0196	Your Ref:	MP/P/2018/0196
Date:	23 rd March 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 450 Laurel Grove, Green Lane, Bangor on Dee, Wrexham.

Development: Erection of building to be used as dog boarding kennels and all associated works.

I refer to your consultation dated 15/03/2018 in respect of the above.

Access

The proposed development site is located on Green Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Any proposed / existing access 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 accordance with TAN 18. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the centreline of the adjoining highway.

The existing access is approximately 11m wide reducing to 3.1m wide at 7.3m behind the adjoining carriageway. The access is surfaced with hard bound materials. The existing access is considered adequate to serve the proposed development.

I assume that the existing farmstead will continue to operate in conjunction with the proposed kennels.

There are 2 possible access routes to the site (north and south):-

Access to the north via the B5069

This section of the B5069 is subject to a 40mph speed limit. Visibility at the junction with the B5069 is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Access to the south via the A525

This section of the A525 is subject to a 60mph speed limit. Visibility at the junction with the A525 is inadequate providing splays of approximately 2.4 x 13m to the west and 2.4 x 20m to the east measured to the nearside edge of the adjoining highway. Visibility is inadequate in both directions in that the required splays would need to cut across 3rd party land..

Given the sub-standard level of visibility at this junction, I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this access.

The majority of Green Lane is of restricted width and vehicles struggle to pass simultaneously. The provision of a number of passing places would assist vehicle movements along the lane.

Management of Proposed Kennels

Given the restricted carriageway width leading to the development site along Green Lane, I would recommend that the proposed kennel business is operated on an appointment only basis and is limited to one customer being on site at any one time.

Parking & Turning Provision

I assume that the existing property is 4 bedroomed for which a maximum of 3 no. parking spaces would be required. Parking and turning provision will be required for the existing property, any additional staff and customer parking.

I would recommend the applicant submits a plan indicating the proposed parking and turning arrangements at the site.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ16A 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE) EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4** metres x **120** metres in both directions measured to the centreline 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.

ZJ23 035R (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD CUSTOMERS

026R The maximum number of customers attending the kennels at Laurel Grove (The premises) shall not exceed one customer at any one time.

NONSTD APPOINTMENTS

026R The use hereby permitted shall be on an appointment basis only.

Supplementary Notes

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

Peter Dosthwaite

Mr

Planning Control Manager