

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0873 **Your Ref:** KH/P/2016/0873
Date: 26th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 466 Dove Cottage, Bangor Road, Cross Lanes, Wrexham.

Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation dated 27/09/2016 in respect of the above.

The proposed development site is located on the A525 Bangor Road which is a rural, classified road subject to a 40mph speed limit.

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 nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 10m to the north west and 2.4 x 14m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

Any proposed / existing access in this location would also normally be required to provide a forward visibility splay providing a stopping sight distance of 120m for vehicles approaching the access from the north west. Forward visibility in this direction is approximately 100m.

The existing access serving the development site is 3.6m wide and is gated 2.4m behind the adjoining carriageway. The access is surfaced with loose bound materials.

There would appear to be sufficient space for up to 2 no. cars and turning provision within the existing site curtilage.

It is proposed to utilize the existing sub-standard access to serve the proposed replacement dwelling. Although there will be no increase in vehicle movements as a result of the proposed development, I would suggest that the applicant considers the following improvements:-

- Relocate the existing / proposed access to maximize lateral / forward visibility.
- Either setback or lower hedgerow either side of access to a maximum height of 1m above adjoining carriageway level to maximize visibility from the access.
- Widen access to 4.8m

- Surface access with hard bound materials for minimum distance of 5m behind the adjoining highway.
- Setback any gates a minimum distance of 5m behind the adjoining highway.
- Install an Aco drain across the proposed access to intercept private surface water run-off.

The proposed parking and turning arrangements indicated on the submitted layout plan appear adequate.

As the proposed development is unlikely to generate any increase in vehicle movements, I would have no objections to the development on highway grounds and recommend that any permission includes the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **E045/006**.

Supplementary Notes

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

peterdornhwaite

AM Service Manager Environment