

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/0923

Your Ref: MP/P/2016/0923

Date: 11th October 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 461 354 Canal Cottage, Cadney Lane, Bettisfield, Wrexham.

Development: Demolition of existing dilapidated two-storey dwelling and erection of new two-storey dwelling and new independent double garage with self-contained annexe above together with external works.

I refer to your consultation dated 05/10/2016 in respect of the above.

The proposed development site is located on Cadney Lane which is a rural, unclassified road subject to a 60mph speed limit. However, a recently conducted speed survey determined 85th percentile speeds of 28mph for vehicles approaching from the north west and 30mph for vehicles approaching from the south east.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 39m to the north west and 2.4 x 43m to the south east measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing dwelling is served by a single access track approximately 2.5m wide which cannot accommodate the simultaneous passage of 2 no. vehicles. There would appear to be no scope to widen the existing access to achieve this assuming that the land either side of the access is under 3rd party control.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 5m to the north west and 2.4 x 6m to the south east measured to the nearside edge of the adjoining highway. The existing hedgerows impeding visibility either side of the access appear to be under 3rd party control.

The existing access is partly grassed / part hardbound surfacing and would benefit from re-surfacing with hard bound materials.

Given the sub-standard nature of the access in terms of both width and visibility, I would recommend that a condition is imposed limiting the self-contained annexe to being ancillary to the main dwelling.

There would appear to be adequate parking and turning space within the curtilage of the site (garage spaces excluded).

I would therefore have no objections to the proposed development and recommend that any permission be subject to 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

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

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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, 3, 4 & 5 of the supplementary notes.

Peter Downes

m Service Manager Environment