

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0762	Your Ref:	MP/P/2016/0762
Date:	18 th August 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 473 387 Glebe Farm, Bronington, Whitchurch, Wrexham.

Development: Demolition of existing farmhouse and construction of new dwelling, alterations to existing vehicular access, parking and landscaping works.

I refer to your consultation dated 11/08/2016 and layout plan (Drg. No. 414 / SK14 / Rev B) in respect of the above.

The proposed development site is located on Glebe Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, any proposed / existing access would normally require visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

Site Layout Plan (Drg. No. 414 / SK14 / B)

Existing Southerly Access

The existing southerly access currently appears to serve as the main access to the site ie/ farmhouse and livery business. It is proposed to close up this existing access and construct a new centrally located access to serve the new dwelling and livery business.

Proposed Access

The proposed splayed shared access is 4.8m wide and is considered adequate to serve the proposed development site. The proposed access shall be paved with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates being erected within 10m of the adjoining highway.

The proposed access will need to provide visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. This may require the setting back of the existing boundary fence / tree on the northern side of the access. **I would recommend that the applicant indicates the required splays on a revised layout plan.**

Existing Livery Business

Although access to the site from the A495 via Glebe Lane is along a typically narrow carriageway, this has been improved by the construction of 2 formal passing places along this section under planning consent ref: P/2006/0686 to establish the livery business.

I understand that the existing livery business will operate in the same way and no significant increase in vehicle movements is anticipated at the development site.

Parking & Turning Provision

The proposed 5 / 6 bedroom dwelling appears to have 3 no. parking spaces with a further 9 spaces being allocated for livery parking. I would recommend that 4 no. parking spaces are allocated to the dwelling given the remote location of the site and any additional parking for staff who may stay at the property. **Please ask the applicant to indicate this detail on a revised layout plan.**

There would appear to be adequate space for larger HGVs / cars – trailers to turn within the curtilage of the site. **I would recommend that a parking area for a larger HGV is provided / indicated on a revised layout plan.**

Providing the above issues can be addressed, I would have no objections to the proposed development and recommend any permission include 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. -----.

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ39 VERGE CROSSING

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note to applicant

The applicant will need to widen the existing verge crossing serving the development site and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please ask the applicant to contact Jo Giles on Tel: 01978 729670 for further details.

peter o'neill

PM Service Manager Environment