

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0625 **Your Ref:** PF/P/2016/0625
Date: 8th July 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 405 480 Jubilee House, Sun Lane, Bowling Bank, Wrexham.

Development: Conversion of barn adjoining house to residential.

I refer to your consultation dated 06/07/2016 in respect of the above.

The proposed development site is located on Sun Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

The existing 4 bedroom house (ie/ Jubilee House) is accessed via a new access onto Sun Lane approved under planning consent ref: P/2014/0520. The existing access will provide shared access to the existing 1 bedroom dwelling located in the former shippin and the proposed 6 bedroom dwelling / barn conversion.

Assuming speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the proposed shared access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the centerline of the adjoining highway.

The existing shared access is approximately 4.8m wide and surfaced with hard bound materials for at least 5m behind the adjoining highway. The existing access is considered adequate to serve the proposed development .

Proposed parking and turning provision indicated on the submitted layout plan site appears adequate

I assume the proposed office space included in the barn conversion will be for domestic use only and will not be used for a business that will attract customers / additional vehicles.

I therefore have no objections to the proposed development and would recommend that 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. **R056 / 005 – Dated Dec 2015.**
- 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 33 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.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawings shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.
- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ09** **NO GATES WITHIN 5 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Supplementary Notes

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

Peter Outhwaite

PP

Service Manager Environment