

# MEMORANDUM



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**From:** Service Manager Environment                      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2016/0418                      **Your Ref:** SEH/P/2016/0418  
**Date:** 7<sup>th</sup> June 2016

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 501 409 The Fallen Oak, Painters Green, Redbrook, Wrexham.

**Development:** Conversion and extension to barn to provide 3 bedroom dwelling with associated parking.

I refer to your consultation / email dated 02/06/2016 in respect of the above.

**Access**

The proposed development site is located on the A525 Whitchurch Road which is a rural, classified road subject to a 50mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Access to the site is via a shared private driveway. Although adequate visibility appears achievable in the easterly direction, it would be reliant on cutting back / regular maintenance of the existing vegetation / trees. I understand that the land over which the splay crosses in the easterly direction is under 3<sup>rd</sup> party control. **Providing a suitable agreement (ie/ s.106 agreement) can be put in place to guarantee the required splay then I would have no objections to the proposed development on highway grounds.**

Visibility from the existing shared access in the westerly direction is inadequate providing a splay of approximately 2.4 x 22m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing trees / hedgerow fronting the site.

I understand that the land over which the splay crosses in the westerly direction is under 3<sup>rd</sup> party control. The applicant has indicated that improvements could be carried out to provide a visibility splay of 2.4 x 60m measured to the nearside edge of the adjoining highway (Drg. No. L049 / 006). This represents a significant improvement to the existing access. **Providing a suitable agreement (ie/ s.106 agreement) can be put in place to guarantee the required splay then I would have no objections to the proposed development on highway grounds.**

The existing shared access appears to serve 2 no. existing dwellings ie/ The Cottage and The Fallen Oak.

The existing shared access reduces in width to approximately 3.9m, 5m behind the adjoining highway. The shared driveway beyond this point is typically 3m wide. The first section of the access is surfaced with loose bound materials.

The access would benefit from widening to at least 4.8m for a minimum distance of 5m behind the adjoining highway and surfacing with hard bound materials for a minimum distance of 5m behind the adjoining highway. This would enable 2 cars to sit clear of the adjoining highway. **I would recommend that the above improvements (ie/ widening / hard surfacing) are implemented in the interests of highway safety.**

### **Parking and Turning Provision**

I would recommend that the proposed dwelling provides 3 no. parking spaces given the rural location of the site. The proposed level of parking provision indicated on the submitted layout plan (Drg. No. L049 / 005 Rev A) is considered adequate.

There would appear to be adequate communal turning facilities for medium sized delivery vehicles within the site shared by both existing dwellings.

Assuming the above improvements can be provided, I would have no objections to the proposed development and recommend any permission include the following conditions:-

### **CONDITIONS**

**ZJ17A**      **VISIBILITY SPLAYS (NEAR SIDE)**  
**038R**      **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 160 metres to the east and 2.4 metres x 60 metres to the west measured to the near side edge 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.

**NONSTD**      **ACCESS WIDTH**

**039R**      The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 5m behind the adjoining highway.

**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.

### **Supplementary Notes**

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

**Note to Applicant:**

*Public Footpath No.22 - Iscoyd passes to the east of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.*

*Peter Worthwaite*

*MP* Service Manager Environment