

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0418 **Your Ref:** SEH/P/2016/0418
Date: 10th May 2016

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 dated 03/05/2016 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 visibility appears adequate in the easterly direction providing a splay in excess of 2.4 x 160m, it is unclear as to the ownership of the land over which the splay crosses. The applicant may wish to clarify this detail.

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. It is unclear as to whether the applicant has control of the land to the west of the access to improve visibility in this direction. The applicant may wish to clarify this detail.

I would therefore not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access.

The existing shared access appears to serve 2 no. existing dwellings ie/ The Cottage and The Fallen Oak. The applicant has advised that the outbuildings have no previous associated traffic generation.

The existing 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.

Parking and Turning Provision

There would appear to be adequate space for parking provision within the curtilage of the site. I would recommend that a 3 bedroomed property provides 3 no. parking spaces given the rural location of the site.

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

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, the applicant may wish to consider providing improvements to the existing access as indicated above. If significant improvements were offered then further consideration could be given to the proposed development.

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 o'neill

 Service Manager Environment