

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0875

Your Ref: MP/P/2011/0875

Date: 13TH December 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 362 547 Land adjoining to the south of Baldrumma, 87 Wynnstay Lane, Wrexham.

Development: Erection of single storey dwelling.

I refer to your consultation dated 07/12/2011 in respect of the above.

The proposed development site is located on Wynnstay Lane which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph due to the geometry of the road.

Assuming speeds of 20mph, any proposed access along this section would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in accordance with Manual for Streets.

The existing access serving Baldrumma is approximately 4m wide and suffers from inadequate visibility providing splays of approximately 2.4 x 6m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded from this access by the existing boundary walls / hedgerow / trees either side of the access. Even with the removal of these obstructions, it does not appear possible to provide the required splay from this existing access in the north westerly direction.

However, it is proposed to provide a new access in a centrally located position along the site frontage to serve the proposed dwelling. The submitted layout plan (Drg. No. PD 2010/099/C – Dated October 2011) indicates the provision of adequate visibility from this access providing splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway. However, in order to support the construction of a new access along this section, I would recommend that a section of the existing boundary wall to the southern side of the existing access is lowered to provide a visibility splay of 2.4 x 25m in the south easterly direction measured to the nearside edge of the adjoining highway. This will offer a significant improvement in terms of visibility from the existing substandard access.

I would recommend that the proposed new access is at least 3m wide and is surfaced with hard bound materials for at least 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

Adequate parking and turning provision appears to be provided within the cartilage of the development site.

I would therefore recommend that any permission be subject to the following conditions:-

CONDITIONS

- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge 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.
- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. PD 2010/099/C – Dated October 2011
- NON STD**
026R **VISIBILITY SPLAY (NEAR SIDE)**
Prior to first use of the development hereby approved the existing vehicular access serving Baldrumma shall provide a visibility splay of 2.4 metres x 25 metres in the south easterly direction measured to the nearside edge of the adjoining highway. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ39**
026R **VERGE CROSSING**
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, 3, 4 & 5 of the supplementary notes.

Note to Applicant

The applicant will need to construct the new access across the existing highway verge outside the property 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.

A handwritten signature in black ink, appearing to be 'J. Paul' or similar, written in a cursive style.

Infrastructure Manager

