

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0151

Your Ref: MP/P/2011/0151

Date: 10th March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 414 Land West of Garden House, Erbistock Ferry Road, Erbistock, Wrexham.

Development: Conversion of existing buildings to use as single holiday flat.

I refer to your consultation dated 02/03/2011 in respect of the above.

The proposed development site is located on Manley Hall Road 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.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m in the westerly direction measured to the centerline of the adjoining highway and 2.4 x 33m measured to the nearside edge of the adjoining highway in the easterly direction in which there shall be no obstruction in excess of 1.0m in height. Visibility can be relaxed to the centerline of the adjoining highway in the westerly direction given the restricted carriageway width along this section.

Visibility from the existing gated access between the existing buildings is inadequate providing splays of approximately 2.4 x 2.0m in both directions measured to the nearside edge of the adjoining highway. I would recommend that this access is permanently closed up as part of any proposed development.

Although visibility from the proposed access appears achievable in the westerly direction, visibility in the easterly direction appears inadequate providing a splay of approximately 2.4 x 25m measured to the nearside edge of the adjoining highway. However, it would appear possible to provide the required splays in both directions by re-locating the proposed access to a more westerly position. The provision of adequate visibility would be reliant on the removal of a section of hedgerow fronting the site. I would recommend that the applicant submits a revised layout plan indicating a revised access position demonstrating how the required splays can be provided. The indicated splays on the submitted plan (Drg. No. 04 A) have been indicated terminating at the opposite side of the carriageway which is incorrect.

I would recommend that any proposed access is a minimum width of 3.0m and is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

In terms of proposed parking and turning provision at the site, I comment as follows:-

Although turning provision appears adequate, there would only appear space for 1 no vehicle (car) which is considered inadequate for a 2 bedroomed dwelling. I would therefore recommend that the proposed parking area is widened to a minimum of 4.8m.

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

1. **The provision of adequate visibility splays from the proposed access has not been demonstrated on the submitted layout plan (Drg. No. 04 A).**
2. **The proposed development does not make adequate provision for the parking of vehicles clear of the public highway.**

However, if the applicant was able to address the above issues I would have no objections to the proposed development on highway grounds and would recommend any permission include the following conditions:-

CONDITIONS

- ZJ19**
038R **VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the east measured to the nearside edge of the adjoining highway and 2.4 metres x 33 metres to the west 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 of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 3.0 metres.
- 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.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ23**
035R **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ02
026R

ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS

The existing vehicular access as shown on approved plan no. 04 A shall be permanently closed up prior to first use of the new vehicular access hereby approved.

Supplementary Notes

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

Notes

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure and Planning Manager