

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0820

Your Ref: PF/P/2011/0820

Date: 22nd November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 494 Rustic Lodge, Bryn Villa Road, Isycoed, Wrexham.

Development: Permanent retention of existing stable, creation of hardstanding and track through field with bridle gate.

I refer to your consultation dated 15/11/2011 in respect of the above.

The proposed development site is located on Bryn Villa 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 for vehicles approaching from the south and around 30mph for vehicles approaching from the north.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m to the south and 2.4 x 43m to the north measured to the centreline 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 existing access is adequate in both directions providing splays of approximately 2.4 x 40m to the south and in excess of 2.4 x 43m to the north measured to the centreline of the adjoining highway.

It is proposed to access the site using the existing access and via a new track behind the boundary hedge to the stables. The existing access is 3.5m wide and is setback approximately 7.4m behind the adjoining carriageway. The existing access is currently surfaced with loose bound materials.

I would recommend that the existing access is surfaced with hard bound materials for at least 10m behind the adjoining highway with no gates being erected within 10m of the adjoining highway.

Adequate parking and turning provision shall be provided within the curtilage of the development site.

I assume that the stables are for domestic use only and will be tied to the existing dwelling.

I therefore have no objections to the proposed development and recommend that any permission be subject to the following conditions:-

CONDITIONS

- ZJ18**
026R **VISIBILITY SPLAYS (CENTRELINE)**
Prior to first use of the development hereby approved the existing vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the south and 2.4 metres x 43 metres to the north 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.
- NONSTD**
043R **ACCESS SURFACE (10 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 10 metres behind the edge of carriageway.
- NONSTD**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the edge of carriageway.
- 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.
- NONSTD**
027R **STABLES TIED TO DWELLING**
The proposed stables shall be tied to the existing dwelling and shall not be sold off separately.

Supplementary Notes

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

Note

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority if it is proposed to widen the existing access across the highway verge. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure Manager