

MEMORANDUM

From:	Infrastructure Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0788	Your Ref:	MP/P/2011/0788
Date:	9 TH November 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 490 Barn adjacent to Oakwood Barn, The Stables, Rodens Hall Road, Bowling Bank, Wrexham.

Development: Conversion of barn to residential accommodation.

I refer to your consultation dated 01/11/2011 in respect of the above.

The development site is located on Rodens 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 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway 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 given the restricted carriageway width along this section.

Visibility from the proposed / existing access appears adequate in both directions. However, the required splay in the southerly direction is reliant on the regular maintenance of the tree / shrubs in the front gardens of the 2 no. properties located immediately to the south of this access.

I understand that this access was previously approved under planning permission ref: P/2001/0853 for 9 no. barn conversions.

Parking and turning arrangements at the proposed development site appear adequate.

As the development site already serves in excess of 5 no. dwellings, I assume that the parking / turning areas within the development site are / will be maintained by a private management company.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

- ZJ016** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

Supplementary Notes

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



Infrastructure Manager