

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0326 **Your Ref:** JGK/P/2011/10326
Date: 17TH May 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 474 Sontley Lodge Farm, Sontley Road, Wrexham.
Development: Change of use of farm house from administration block to dwelling house and change of use of existing outbuilding to livery stables.

I refer to your consultation dated 09/05/2011 in respect of the above.

The proposed development site accesses onto Sontley Road which is a classified road subject to a 60mph speed limit although I would estimate typical vehicle speeds along this section of road at being around 30mph due to the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m 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 height in accordance with Manual for Streets.

Visibility from the existing access onto the classified road is adequate in both directions providing splays in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway.

The existing access is approximately 6.6m wide for the first 25m behind the adjoining carriageway being surfaced with hard bound materials and is considered adequate to serve the proposed development.

In terms of parking and turning provision at the development site, it is unclear as to the proposed arrangements. I would recommend that the applicant submits a suitably scaled plan indicating the proposed parking and turning arrangements for both the proposed dwelling and livery stables.

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

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 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.

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.

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. 15 - Marchwiell runs to the west of the development site and must not be interfered with.



Infrastructure and Planning Manager