

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0596

Your Ref: SEH/P/2011/0596

Date: 25TH August 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 495 Rustic Lodge, Bryn Villa Road, Isycoed, Wrexham.

Development: Erection of timber stable and creation of new vehicular access (partly in retrospect).

I refer to your consultation dated 23/08/2011 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.

It would appear possible to provide adequate visibility from the proposed access.

I would recommend that the proposed access is a minimum width of 3.0m and is surfaced with hard bound materials for a minimum distance of 10m behind the carriageway edge. No gates shall be erected within 10m of the adjoining carriageway. In order to construct the new access, the applicant will need to apply for s.184 consent (see note).

Adequate parking and turning provision must be provided within the curtilage of the site. The submitted layout plan (11/36 01 – Dated august 2011) does not appear to provide adequate turning for a vehicle plus trailer within the proposed development site. However, I understand that the applicant proposes to utilize his existing domestic access to access the proposed development site and exit the site via the proposed access fronting the stables which is considered acceptable. I would therefore recommend that the stables are tied to the existing dwelling and must not be sold off separately.

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 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 3.0 metres.
- 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 in order to construct the new access across the highway verge. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure and Planning Manager

MP.