

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0091

Your Ref: SJG/P/2011/0091

Date: 7TH April 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 437 Old Hall Farmhouse, Eyton, Wrexham.

Development: Conversion of redundant barn to dwelling.

I refer to your consultation dated 14/02/2011 and email dated 06/04/2011 in respect of the above.

The proposed development site is located on the A528 Overton Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although visibility from the existing access onto the A528 Overton Road is adequate in the northerly direction (subject to the regular maintenance of the hedgerow), visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 80m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow along this section.

However, I understand that the applicant has control of this hedgerow / field and has proposed to set the existing hedgerow back to provide the required visibility splay.

The shared access track leading to the development site is approximately 2.4m wide for the majority of its length and cannot accommodate the simultaneous passage of 2 no. vehicles. I would suggest that any proposed development off this unadopted track includes the construction of suitable passing places to assist vehicle movements.

The existing shared access is surfaced with loose bound materials which could potentially spill onto the classified highway. I would therefore recommend that the first 10m of the access is surfaced using hard bound materials ie/ bituminous macadam.

Suitable parking and turning facilities would need to be provided within the curtilage of the development site.

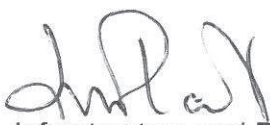
I therefore have no objections to the proposed development and recommend that any permission be subject to the following conditions:-

CONDITIONS

- NONSTD 038R** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 metres in both directions measured to the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ08 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 adjoining highway.
- ZJ22 035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing no. W09/1847/01 Rev A 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.
- NONSTD 026R** **PASSING PLACES**
Details of a scheme for the provision of passing places along the private driveway shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme as approved shall be fully implemented prior to the first use of the site.

Supplementary Notes

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



Infrastructure and Planning Manager