

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0174 **Your Ref:** KH/P/2011/0174
Date: 15th March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 387 515 Field to north of Francis Lane, Holt, Wrexham.

Development: Erection of animal shelter with storage and relocation of existing field access.

I refer to your consultation received on 14/03/2011 in respect of the above.

The development site is located on Francis Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m 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 existing access at the eastern end of the site appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the centreline of the adjoining highway. This access is approximately 3.5m wide and is gated approximately 3.5m behind the adjoining carriageway.

Public footpath (Holt – 25) runs alongside the existing access and must not be interfered with (see note).

I understand that the applicant wishes to close up the existing access and construct a new access at the western end of the site.

I would recommend any proposed access be a minimum width of 4.5m for at least 10m behind the highway boundary and shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 10m behind the highway boundary. No gates shall be erected within 10m of the highway boundary. The provision of these splays will require the removal / lowering / setting back of a section of existing hedgerow fronting the site.

The proposed 4.5m access width is considered adequate.

There would appear to be an existing drainage ditch running along the back edge of the verge. Any proposed access will need to accommodate a suitable sized pipe to maintain the flow of surface water run-off.

In order to construct the new access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

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

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

CONDITIONS

- ZJ016**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120m 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.
- ZJ11**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres.
- 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.
- ZJ09**
033R **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ02**
026R **ACCESS TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS**
The existing vehicular access as shown on the approved plan shall be permanently closed up prior to first use of the new vehicular access hereby approved.

Supplementary Notes

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

Notes

NONSTD FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Public Footpath No.25 - Holt passes alongside the eastern edge of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



Infrastructure and Planning Manager