

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0036 **Your Ref:** PF/P/2011/0036
Date: 7th February 2011

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

Location: O. S Grid Ref: 398 503 Barn Cottage, Bowling Bank, Wrexham.

Development: Erection of dwelling and attached garage (revised scheme design to that approved and commenced under code nos. ISY 16439 and ISY 17939.

I refer to your consultation dated 25/01/2011 in respect of the above.

The development site is located on the B5130 Holt Road which is a 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 and the change in speed limit from 60mph to 30mph immediately to the south of the development site.

Assuming typical speeds of 40mph, TAN 18 would normally require any existing / proposed access to provide visibility splays of 2.4 x 120m 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.

The submitted layout plan (Drg. No. H/03 – Dated Oct 2010) indicates the provision of splays of 2.4 x 60m to the south and 2.4 x 120m to the north measured to the nearside edge of the adjoining highway from the propose access.

Although visibility to the north would be considered adequate assuming speeds of 40mph, visibility to the south (2.4 x 60m) could be considered inadequate. Without the benefit of a speed survey, it is difficult to assess the required visibility splays appropriate for this section of road (see note).

However, I understand that planning consent was previously granted at this site (planning ref: ISY 17939) for a single dwelling and new access approximately in the same location as the current proposal / application.

Parking and turning provision at the proposed development site appears adequate.

I would recommend that the existing sub-standard vehicular access at the northern end of the site is permanently closed up with the footway crossing being reinstated to full height footway construction.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to the first use of the development the site shall be laid out in strict accordance with layout plan H/03 – Dated Oct 2010.

ZJ07 ACCESS SURFACE (5 metres)

043R 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 5 metres behind the adjoining highway.

ZJ09 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ01 EXISTING ACCESS TO BE CLOSED

026R The existing access as shown on the approved plan no. H/03 – Dated Oct 2010
E03N shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to the first use of the development, the highway fronting the existing vehicular
E03N access to be closed as part of this application shall be reinstated to full height footway construction in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

Note:

- *The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.*

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.

- *The applicant will need to reinstate the existing dropped kerb located at the northern end of the site to full height footway construction and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.*

Please contact our Network Assistant – Jo Giles on Tel: 01978 729670 for further details.

A handwritten signature in black ink, appearing to read 'J. Paul' or similar, with a stylized flourish at the end.

Infrastructure and Planning Manager