

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0989	Your Ref:	SEH/P/2010/0989
Date:	2 nd December 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 344 536 Fields Farm, Old Wrexham Road, Gresford, Wrexham.

Development: Conversion of redundant barns into 3 no. dwellings.

I refer to your consultation dated 29/11/2010 in respect of the above.

The development site is located on the Old Wrexham Road which is a rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, TAN 18 would normally require any proposed / existing access 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.

Visibility from the proposed access is inadequate providing splays of approximately 2.4 x 7m to the north east and 2.4 x 9m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

Any proposed shared access shall be a minimum width of 4.8m for at least 5m behind the highway boundary and shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

I would recommend that a suitable passing place is constructed approximately half way along the private driveway serving the site.

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 constructed across the proposed access to intercept such run-off.

Adequate parking and turning facilities at the proposed development site shall be provided to the satisfaction of the Planning Authority.

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

CONDITIONS

- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
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.
- NONSTD**
039R **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 5m behind the highway boundary.
- NONSTD**
039R **PASSING PLACE**
A suitable passing place shall be provided along the proposed access / driveway to the satisfaction of the Local Planning Authority.
- ZJ07**
043R **ACCESS SURFACE (5 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 5 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 5 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.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing No. AJ/01/03 – Dated Oct 2010 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.

Supplementary Notes

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

Notes:

- *In order to widen the existing access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Stephen Jones on Tel: 01978 729690.*

A handwritten signature in black ink, appearing to be 'J. P. N.' or similar, written in a cursive style.

Infrastructure and Planning Manager