

# MEMORANDUM



**From:** Infrastructure and Planning Manager

**To:** Chief Planning Officer

**Our Ref:** TH/DC/PP/2010/0835

**Your Ref:** SJG/P/2010/0835

**Date:** 4<sup>th</sup> October 2010

---

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 368 546 Parkleigh Farm Barns, Park Lane, Rossett, Wrexham.

**Development:** Construction of 3 no. garages for approved conversion scheme code no. P/2006/1471.

I refer to your consultation dated 30/09/2010 in respect of the above.

The proposed development site is located on Park Lane which is a narrow, 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. A previously conducted speed survey along this section determined 85<sup>th</sup> percentile speeds of 28mph for vehicles travelling eastbound and 29mph for vehicles travelling westbound.

Any proposed / existing access serving the development site would normally require visibility splays of 2.4 x 70m in both directions measured to the centerline of the adjoining highway. Visibility from the existing access is approximately 2.4 x 45m to the west and 2.4 x 70m to the east measured to the centerline of the adjoining highway. Visibility to the east is adequate but visibility to the west is inadequate and can only be improved by either the removal, setting back or lowering of the existing boundary wall and hedgerow including obtaining agreement with the owners of the existing farmhouse to provide the required splay in perpetuity.

The submitted layout plan appears to demonstrate modifications to the existing boundary wall and I assume this includes an agreement with the adjoining property / existing farmhouse to maintain the required splay in the westerly direction in perpetuity.

The proposed / existing access is approximately 4.5m wide and is considered adequate to serve such a development. The proposed access would serve a total of 5 no. dwellings consisting of 4 no. barn conversions and the existing farmhouse. I understand that all farming activities have now ceased at this site.

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

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

## CONDITIONS

1. The proposed / existing access shall be improved to provide visibility splays of 2.4 x 70m 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. The required splays shall be provided prior to first occupation.
2. The proposed access shall be a minimum width of 4.5m.
3. The proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.
4. Any proposed gates shall be erected at a minimum distance of 5m behind the adjoining highway and shall open into the development site.
5. Parking provision at the proposed development site shall be in accordance with LPGN 16.
6. Suitable turning facilities shall be provided within the curtilage of the development site.
7. No surface water shall be permitted to flow from the development site onto the adjoining highway.

## REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To provide for the parking of vehicles clear of the highway.
6. To enable vehicles to enter and leave the site in a forward gear in the interest of traffic safety.
7. In the interests of highway safety.

## Supplementary Notes

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



Infrastructure and Planning Manager