

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0895	Your Ref:	MP/P/2010/0895
Date:	9 th November 2010		

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

Location: O. S Grid Ref: 507 412 Land West of Bramble Barn, Whitchurch Road, Redbrook Maelor, Wrexham.

Development: Outline application for residential development (2 no. dwellings).

I refer to your consultation received on 28/10/2010 in respect of the above.

The proposed development site is located within a layby off the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit.

Visibility from the existing layby onto the A525 appears adequate in both directions.

I understand that the existing 6.2m wide access currently provides access to Bramble Barn itself and to the farm clearance business. The proposed development would result in the displacement of the farm clearance business with the proposed 2 no dwellings. The proposed development would therefore result in the loss of the current HGV movements generated at the site which would be considered beneficial in highway terms.

It is unclear from the submitted information as to what level of traffic is currently generated by the existing business. However, I assume that the vehicle movements associated with this business are relatively low and the proposed development is likely to result in an increase in vehicle movements at the site.

Visibility from the existing access serving the development site is inadequate providing a splay of approximately 2.4 x 14m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow fronting the site. Assuming typical speeds of 15mph along this section, I would recommend that any proposed shared access provide a visibility splay of 2.4 x 18m in the easterly direction measured to the nearside edge of the adjoining highway.

Any proposed access would also need to provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

I would recommend that any proposed shared access 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.

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.

There is an existing narrow footway (approximately 0.8m wide) fronting the development site including the frontage of Bramble Barn. I would recommend that a 2.0m wide footway is constructed to adoptable standards along the entire site frontage (see note).

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

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

CONDITIONS

1. The proposed shared access shall provide / maintain a visibility splay of 2.4 x 18m in the easterly direction measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.
2. The proposed shared access shall provide / maintain pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.
3. The proposed shared access shall be a minimum width of 4.8m for at least 5m behind the adjoining highway and shall take the form of a dropped kerb vehicular crossing.
4. The proposed access shall be surfaced using hard bound materials for a minimum distance of 5m behind the highway boundary.
5. No gates shall be erected within 10m of the highway boundary. Any gates shall open into the development site.
6. 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.
7. Adequate parking provision shall be provided at the proposed development site in accordance with LPGN 16.
8. Suitable turning facilities shall be provided within the curtilage of the development site.
9. A 2.0m wide footway shall be constructed along the entire site frontage including the frontage of Bramble Barn to the satisfaction of the Planning Authority (see note).

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that adequate visibility is provided at the proposed point of access to the highway.
3. To ensure the formation of a safe and satisfactory access.
4. To ensure that no deleterious material is carried onto the highway.
5. To ensure the formation of a safe and satisfactory access.

6. In the interests of highway safety.
7. To provide for the parking of vehicles clear of the highway.
8. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
9. In the interests of pedestrian safety.

Supplementary Notes

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

Notes:

- *The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*
You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.
The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.
- *Technical approval for any construction works alongside the existing footway including any proposed retaining walls maybe required under the provisions of the Highways Act 1980. The developer must liaise with the WCBC Infrastructure and Planning Manager (Mr. Jonathan Plant, Tel: 01978 729672).*



Infrastructure and Planning Manager