

Note:

- *The applicant will need to construct a dropped kerb crossing to form the new access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.*

A handwritten signature in black ink, appearing to read 'J. D. Smith', is written over the printed title.

Operational Manager Traffic & Transportation

I would recommend that the existing sub-standard access is permanently closed up once the new access has been constructed.

In terms of the submitted layout plan (Drg. No. SH 17155/09/04 –Dated 22/10/09), the proposed access only appears to be staggered at around 20m beyond the existing access serving the Old School House Farm Equestrian Centre on the opposite side of the road. I would recommend that any proposed access is located at least 25m beyond any existing junctions / accesses along the A539 in the interest of highway safety.

I would therefore recommend that any permission be subject to the following conditions:-

CONDITIONS

1. The proposed shared access shall be a minimum width of 4.8m for at least 10m behind the adjoining highway (see note).
2. The proposed access shall be surfaced using hard bound materials for a minimum distance of 10m behind the highway boundary.
3. No gates shall be erected within 10m of the highway boundary. Any gates shall open into the development site.
4. 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.
5. Any proposed access shall be staggered at least 25m away from any existing junction / access on the opposite side of the adjoining highway.
6. The existing substandard access shall be permanently closed upon completion of the new access.

REASONS

1. To ensure the formation of a safe and satisfactory access.
2. To ensure that no deleterious material is carried onto the highway.
3. To ensure the formation of a safe and satisfactory access.
4. In the interests of highway safety.
5. In the interests of highway safety.
6. In the interests of highway safety.

Supplementary Notes

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

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0872	Your Ref:	SJG/P/2009/0872
Date:	28 th October 2009		

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

Location: O. S Grid Ref: 322 432 Old Stables Farmhouse, Ruabon, Wrexham.
Development: Formation of new vehicular access.

I refer to your consultation dated 27/10/09 in respect of the above.

The development site is located on the A539 Ruabon - Overton Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 215m 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.

Any proposed / existing access would also normally be required to provide adequate forward visibility for vehicles approaching from the west providing a stopping sight distance of 215m.

Visibility from the existing access serving The Old Stables Farmhouse is inadequate in both directions. Visibility is approximately 2.4 x 30m in the westerly direction and 2.4 x 45m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing buildings fronting the A539 and by the existing hedgerow in the easterly direction.

In terms of forward visibility for vehicles approaching from the west, there only appears to be a stopping sight distance of around 175m which does not comply with the requirements of TAN 18.

The access itself is 7.2m wide with gates setback approximately 7m behind the carriageway edge. The access is surfaced with loose bound materials.

Any proposed shared access shall be a minimum width of 4.8m 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.

Although, I would normally support any proposed improvement to this substandard access, I understand that the applicant wishes to construct an access which fully complies with current highway standards. In order to support any future application for a development that is likely to result in an increase in vehicle movements at the site, full visibility splays in accordance with TAN 18 would need to be provided.