

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0288 **Your Ref:** SEH/P/2021/0288
Date: 11th May 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 530 Moss Bank Farm, Borrass Road, Borrass, Wrexham.

Development: Conversion of barn into 2 dwellings and erection of garage.

I refer to your consultation / email dated 15/04/2021 in respect of the above.

Access

The proposed development site is located on Borrass Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Assuming speeds of 40mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access located at the southerly end of the site frontage appears to be acceptable in the south westerly direction. However, visibility in the north easterly direction is currently inadequate providing a splay of approximately 2.4 x 16m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the site. Adequate visibility could be achieved in this direction by either lowering / removing a short section of the hedgerow or setting the hedgerow back. The required splays have been indicated on submitted layout plan (Drg. No. S093/006).

I understand that the southerly access (currently 3.5m wide) will be serving both the existing dwelling and proposed barn conversions. I understand that all agricultural activity at the site will cease. I would normally recommend such an access is improved as follows:-

- Access modified to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.
- Widened to a minimum width of 4.8m for at least 5m behind the highway boundary. Any widening of the access over the highway verge will require s.184 consent.
- Surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary.
- No gates erected within 5m of the highway boundary (preferably no gates erected).

- No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off.

The submitted layout plan (Drg. No. S093/006) indicates appropriate improvements which include the above features.

Parking and Turning Provision

There would appear to be ample parking and turning provision for both the existing and proposed dwellings within the curtilage of the site.

I would therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) Nos. @@@

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.

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 WITHIN 5 METRES

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

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical