

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0374 **Your Ref:** SJG/P/2020/0374
Date: 2nd September 2020

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

Location: O. S Grid Ref: 295 511 Adwy Grange, Tanllan Lane, Coedporth, Wrexham.
Development: Conversion of outbuilding to dwelling and installation of sewage treatment (biodisc).

I refer to your consultation dated 07/08/2020 in respect of the above.

Access

The proposed development site is located on Tanllan Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted width of the road along this section.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 14m in the easterly direction and 2.4 x 18m in the westerly direction measured to the centreline of the adjoining highway. Visibility is impeded by the existing hedgerow in both directions.

It would appear possible to provide the required splays by trimming back the hedgerow either side of the access. I would recommend that the applicant provides a suitably scaled layout plan demonstrating how the full extent of these splays will be provided.

The existing access serving the outbuilding is approximately 5.2m wide and gated 2.7m behind the adjoining carriageway. The access is unpaved.

The proposed access appears to be 6m wide with gates setback at least 10m behind the adjoining carriageway. I assume that this access will be used to access the adjoining paddock. Setting back the gates 10m will allow a vehicle / horsebox to sit clear of the adjoining highway.

Parking & Turning Provision

There would appear to be adequate parking and turning space within the curtilage of the development site.

I therefore have no objections to the proposed development and recommend any permission include 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) No. @@@

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 in both directions measured to the centreline 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.

ZJ08 ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 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.



Chief Officer, Environment & Technical

Application Number P/2020/0374
Applicant Mr & Mrs Michael Dixon
Date Recorded 21/08/2020
Engineer PP
Processed By AC

LOCATION Tanllan Lane, Coedpoeth
WREXHAM

PUBLIC RIGHTS OF WAY

Public Rights of Way affected :-

Public Footpath/Bridleway/By-Way
Number (s) _____

Which crosses/abuts on the site
As shown in yellow on the enclosed
Plan should be protected.

Sheet _____ Checked By :-

HIGHWAY IMPROVEMENTS

The site **MAY** be affected by a
County/Trunk road improvement (s)
Scheme/Plan number (s) _____

Scheme Plan (s) checked by
PP Yes/No

PREVIOUS APPLICATIONS _____ / _____ / _____

See Card for full details.

A reply to this consultation should be made before
(This is 21 days from the date received by T&E)

28-Aug-20

SITE INVESTIGATION NOTES :- Inspected by MP Date 28 / 8 / 2020

Road Classification Narrow road Number _____

Highway Improvement _____

New Street Line _____

Speed Restriction 60mph d-30mph

Waiting Restriction _____

Carriageway Markings _____

Street Lighting _____

Visibility At :- 2.0 or 2.4 m X 14m c/c to RWS - h/w on way 4.5m

X 18m c/c to LWS - h/w on way

Comments

5.2m wide opening, grassed.
opted 2.7m wide for c/ping etc

Site types h/w h/wing - A10 road.

10m, narrow - typically < 4.5m.

APP - MR + MRS MICHAEL PHON



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CHIEF OFFICER ENVIRONMENT AND
TECHNICAL
HIGHWAYS

Your Ref/Eich Cyf	P/2020 /0374
Our Ref/Ein Cyf	
Date/Dyddiad	07 18/08/2020
Ask for/Gofynner am	Simon Greenland
Direct Dial/Rhif Union	01978 298783
E-mail/E-bost	simon.greenland@wrexham.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**TROSI ADEILAD ALLANOL YN ANNEDD A GOSOD TRINIAETH
GARTHFFOSIAETH (BIODISC) / CONVERSION OF OUTBUILDING TO
DWELLING AND INSTALLATION OF SEWAGE TREATMENT (BIODISC)
ADWY GRANGE TANLLAN LANE COEDPOETH WREXHAM**

Grid Ref: E 329519 N 351136

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

The relevant documents as submitted by the applicant/agent can be viewed on our
website www.wrexham.gov.uk/plans

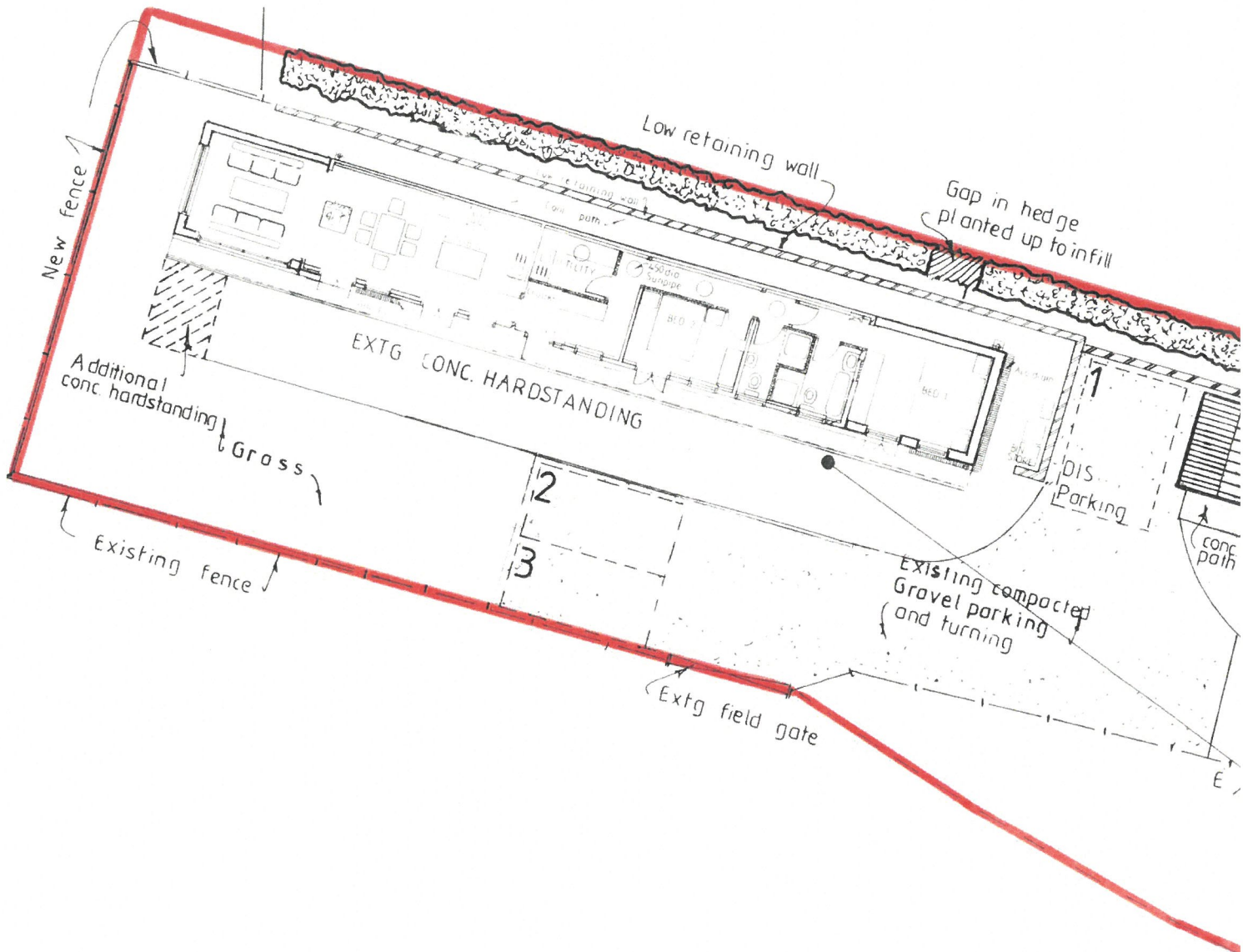
The case officer Simon Greenland (telephone number 01978 298783) would be
pleased to try and provide further information should you require it. Please do not
hesitate to get in touch.

Please ensure that any comments you do wish to make are received in writing/
e-mail/fax within 21 days of the date of this letter.

Yours faithfully

Prif Swyddog Cynllunio a Rheoleiddio
Chief Officer Planning & Regulatory

ADWY GR



SITE LAYOUT AS PROPOSED / BLOCK PLAN
PROPOSED CONVERSION of EXISTING OUT BUILDING on
Adwy Grange Tanllan Lane Coedpoeth LL11 3EL

