

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0235 **Your Ref:** MRJ/P/2020/0235
Date: 7th September 2020

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

Location: O. S Grid Ref: 395 403 Glenmore Cottage, Higher Penley, Penley, Wrexham.
Development: Extension to dwelling and conversion of garage and stable to create 5 new dwellings and access alterations.

I refer to your consultation / email dated 04/09/2020 including revised plans (Drg. No. FV7/HP0219/29 & FV7/HP0219/7) in respect of the above.

Access

The proposed development site is located on the A539 which is rural, classified road subject to a 60mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Existing / Proposed Access (serving main farmhouse plus 5 dwellings)

Visibility from this access is currently inadequate in both directions providing splays of 2.4 x 15m to the west and 2.4 x 35m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow to the west. In the easterly direction, visibility is impeded by telegraph pole located to the side of the access and potentially the telegraph poles located further along the verge.

The access is 3.5m wide and surfaced with hard bound materials. The access cannot accommodate the simultaneous passage of 2 vehicles. I would recommend that the applicant considers providing a single shared access point approximately located in the existing access position. I would recommend that such an access provides visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway. This will require the setting back of the existing telegraph pole next to the access. I would suggest that a topographical survey is carried out to determine whether the additional telegraph poles beyond the access in the easterly direction impede visibility.

I would recommend that the applicant provides a suitably scaled layout plan indicating how the required visibility splays will be provided (full extent of splays to be indicated).

I would recommend that the shared access is a minimum width of 4.8m for at least 10m behind the adjoining highway and surfaced with hard bound materials for at least 5m behind the adjoining highway. No gates shall be erected.

Aco drain or similar required if site access slopes towards the highway.

The existing field access will need to be permanently closed up.

Site Entrance plus Proposed Visibility Splays Plan (Drg. No. FV7/HP0219/7)

The proposed visibility splay indicated in the westerly direction appears to cut across 3rd party land. I would recommend that the applicant clarifies this issue.

As previously requested, the applicant is proposing to setback the existing telegraph pole next to the access to improve visibility. I previously suggested that a topographical survey is carried out to determine whether the additional telegraph poles beyond the access in the easterly direction also impede visibility. A topographical survey does not appear to have been provided to clarify this potential issue.

Site Block Plan (Drg. No. FV7/HP0219/29)

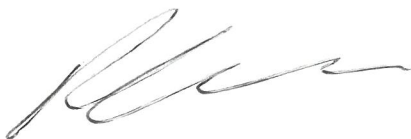
There would appear to be adequate parking and turning provision within the curtilage of the site. However, I would suggest that the applicant annotates the proposed dimensions of the parking spaces in accordance with LPGN 16v requirements including provision of minimum 6m clearance behind each space.

Waste Collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

I await the requested information.



Chief Officer, Environment & Technical