

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0764 **Your Ref:** MRJ/P/2020/0764
Date: 23rd February 2021

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

Location: O. S Grid Ref: 436 401 Pigeon House, Hanmer, Wrexham.
Development: Conversion of outbuilding to annex.

I refer to your consultation / email dated 12/01/2021 including layout plan (Drg. No. 202) in respect of the above.

Access

The development site is located on Pigeon Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 20 mph given the geometry / poor condition of the road.

Assuming speeds of 20mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing 4.5m wide access is adequate in the southerly direction providing a splay in excess of 2.4 x 43m measured to centerline of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 20m measured to centerline of the adjoining highway. Visibility is impeded in the northerly direction by the existing outbuilding.

I understand that the applicant is proposing to remove the existing outbuilding and widen the existing access to approximately 7.3m wide. This will provide a visibility splay in excess of 2.4 x 25m in the northerly direction which is considered acceptable. The applicant will require s.184 consent to cross the verge at the new access position (see note). **I would recommend that the applicant indicates the proposed splays on a revised layout plan.**

I understand that all farming activities have ceased at the site but the applicant still keeps horses within the stables at the property for personal use.

I would recommend that any gates are setback behind the adjoining highway to allow a horsebox to sit clear of the road. Ideally no gates would be preferable. **I would recommend that this detail is indicated on a revised layout plan.**

I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. **I would recommend that this detail is indicated on a revised layout plan.**

Parking & Turning Provision.

There would appear to be adequate parking & turning provision within the curtilage of the site.

If the application is to be supported and the applicant addresses the issues raised above, I would recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|----------------------|---|
| ZJ16
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25m 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. |
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@ |
| ZJ08
043R | ACCESS SURFACE (10 metres)
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
033R | NO GATES WITHIN 10 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary. |
| ZJ39
026R | VERGE CROSSING
Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. |

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical