

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: 24th July 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 15/07/2020 including layout plan (Drg. No. FV7/HP0219/2) 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.

The development site appears to comprise of 3 access points as follows:-

Existing Access (serving main farmhouse)

Visibility from this access is 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.

Existing Field Access (west of main access)

Visibility from this existing field access is inadequate in both directions providing splays of 2.4 x 40m to the west and 2.4 x 30m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow in both directions.

The access is 4.2m wide and unsurfaced.

Proposed Access (east of main access)

Visibility is currently impeded in this location by the existing hedgerow to the west. In the easterly direction, visibility is impeded by the hedgerow, telegraph pole and potentially the telegraph poles located further along the verge.

The proposed 3 access points are only approximately 23m apart. I would not be able to support the formation of 3 access points as proposed in this location. 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.

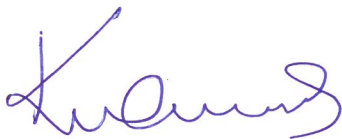
Aco drain or similar required if site access slopes towards the highway.

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

Parking and Turning Provision

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

I await the requested information.



Chief Officer, Environment & Technical