

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0395	Your Ref:	MP/P/2020/0395
Date:	9 th September 2020		

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

Location: O. S Grid Ref: 396 402 Ashdale House, Penley, Wrexham.
Development: Change of use from C2 Residential Institution to C3 Dwelling House.

I refer to your consultation / email dated 11/08/2020 in respect of the above.

Access

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

Any proposed access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions in accordance with TAN18. The property previously had a condition (ref: P/2020/0395) requiring improved splays of 2.4 x 90m to the north west and 2.4 x 108m to the south east measured to the nearside edge of the adjoining highway.

Visibility from the existing 6m wide access is currently compliant with the original condition in the south easterly direction providing a splay of at least 2.4 x 108m. However, visibility in the north westerly direction is currently less than the previously conditioned 2.4 x 90m being approximately 2.4 x 35m. Visibility is currently impeded by the existing hedgerow. I would recommend that the hedgerow is cutback to provide the previously required visibility splays.

The access is 6m wide, paved with hard bound materials with gates setback 6.3m behind the adjoining highway which is considered acceptable. I assume the access will remain unchanged.

Parking & Turning Provision

There would appear to be ample parking & turning provision to cater for a standard residential dwelling within the curtilage of the site.

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

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ17A
038R

VISIBILITY SPLAYS (NEAR SIDE) **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4** metres x **90** metres to the north west and **2.4** metres x **108** metres to the south east measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09
033R

NO GATES WITHIN 5 METRES

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

Supplementary Notes

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

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line.

Chief Officer, Environment & Technical