

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0208

Your Ref: SEH/P/2020/0208

Date: 14th July 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 455 417 Hillside Farm, Willington, Malpas, Wrexham.

Development: Change of use of existing annex to holiday let.

I refer to your consultation / email dated 01/07/2020 including layout plan in respect of the above.

Access

The proposed development site is located on Willington Cross Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Assuming speeds of 40mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. The applicant may wish to carry out a speed survey at the site to ascertain 85th percentile speeds which may require reduced visibility splays.

Visibility from the existing shared access was previously inadequate in both directions providing splays of approximately 2.4 x 4m to the north west and 2.4 x 10m to the south east measured to the nearside edge of the adjoining highway. Visibility was impeded from the existing shared access by the existing hedgerow either side of the access.

The applicant has since improved visibility at the access by cutting back the boundary hedges to provide a visibility splay in excess of 2.4 x 120m in the north westerly direction measured to the nearside edge of the adjoining highway. Visibility in the south easterly direction has been improved to provide a splay of approximately 2.4 x 49m measured to the nearside edge and approximately 2.4 x 75m measured to the centerline of the adjoining highway. The increased visibility at the proposed / existing access represents a significant improvement.

I assume that the access will be a shared access with the existing farmhouse and proposed holiday let. The existing access is approximately 3.3m wide and gated around 3m behind the adjoining carriageway. The access is surfaced with part hard bound materials / part loose bound. The access cannot accommodate the simultaneous passage of 2 no. vehicles clear of the adjoining highway.

I would normally recommend that a shared access of this nature is a minimum width of 4.8m for a minimum distance of 5m behind the highway boundary. I would normally recommend hard bound surfacing for a minimum distance of 5m behind the adjoining with no gates being erected within 5m of the highway boundary.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar would normally be required across the proposed access to intercept any private surface water run-off.

In order to support the proposed development, I would recommend that the applicant provides a revised layout plan demonstrating the widening of the access as detailed above indicating the improved visibility splays.

Parking and Turning Provision

There would appear to be ample parking and turning provision for both the existing and proposed dwellings within the curtilage of the site.

I await the requested information.

A handwritten signature in blue ink, appearing to be 'K. Jones', written in a cursive style.

Chief Officer, Environment & Technical