

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2019/0920 **Your Ref:** MRJ/P/2019/0920

Date: 7th January 2020

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

Location: O. S Grid Ref: 378 514 Land between Walden House and Holt Lodge Cottages, Hugmore Lane, Llanypwll, Wrexham.
Development: Construction of menage (for private use only).

I refer to your consultation dated 20/11/2018 in respect of the above.

Access

The development site is situated on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit.

Based on speeds of 60mph, any proposed / existing access 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.

Visibility from the existing field access / proposed access is inadequate in both directions providing splays in excess of approximately 2.4 x 7m to the north west and 2.4 x 15m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site.

I would recommend that the applicant considers carrying out improvements to the access to improve visibility from the existing / proposed access.

The existing field access was previously 3.7m wide and was gated approximately 2.4m behind the edge of carriageway. The access is currently unsurfaced. Assuming that the access will be used by a tractor & trailer or vehicle & horsebox, I would normally recommend that such an access is gated at least 10m behind the adjoining highway and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

The access has been widened to approximately 6.3m, gates setback 10.4m behind the edge of carriageway and the access is surfaced with loose bound materials. This detail has been indicated on the submitted layout plan (Drg. No. P126/003 Rev A). The applicant will be required to apply in retrospect for the access widening which crosses the existing highway verge. The applicant will need to apply for s.184 consent by contacting Jo Giles on Tel: 01978 729670.

Parking & Turning Provision

Adequate parking and turning for a tractor / trailer or vehicle & horsebox appears to be available within the curtilage of the site. A section of the existing field has been surfaced with hardcore and appears to provide adequate parking and turning space within the site.

Traffic Generation

I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements at the site utilizing this sub-standard access. I understand that the existing stables and proposed menage are for personal use. I assume if the application is supported, a suitable condition will be imposed restricting the stables to personal use only.

It may be viewed that this is an existing field access and will have a permitted use as such. However, I would suggest that consideration is given to the issue raised above (ie/ poor visibility) and further details are provided to ensure that any proposed access is suitable to serve the proposed development.

If the application is supported, I would recommend any permission includes 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(s) No. -----. |
| 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. |
| 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. |
| 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. |

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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 highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



 Chief Officer, Environment & Technical