

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0073 **Your Ref:** SEH/P/2020/0073
Date: 13th February 2020

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

Location: O. S Grid Ref: 470 423 The Drury, Drury Lane, Tybroughton, Wrexham.
Development: Conversion of redundant outbuildings into 5 no. dwellings.

I refer to your consultation dated 06/02/2020 including layout plan (Drg. No. HS140/01) in respect of the above.

The proposed development site is located on Drury Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

There would appear to be 4 main existing access points serving the development site:-

Access Point (serving farmhouse)

This existing access is approximately 2.7m wide and provides visibility splays in excess of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway. I assume that this access will remain as existing.

Access Point (between Agricultural Buildings proposed for conversion)

This existing access is approximately 5.4m wide and suffers with inadequate visibility providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing buildings. I would recommend that this access is not used as a vehicular access but is acceptable as a pedestrian access. I would recommend that bollards or similar are installed to prevent vehicular access.

Access (west of building for proposed plot nos. 2 – 4)

This existing access is approximately 5m wide. Visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 4m in the westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. Visibility in the easterly access is adequate providing a splay in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway. This access appears to be closed up as part of the development.

Access (westerly end of site serving Dutch Barns)

This existing access is approximately 4.4m wide and suffers with inadequate visibility providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

This access appears to be proposed as a shared access to serve the main parking area / garage area. **I would recommend that this access is a minimum width of 4.8m (4m indicated on plan) and relocated to a more central position between proposed garaging for plot no. 2's garage (better straightened up to allow 2 cars to pass simultaneously).**

Such an access will need to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway. I would recommend the applicant submits a revised layout plan indicating the full extent of the required visibility splays.

Parking and Turning Provision

The submitted layout plan appears to indicate a parking area with 10 parking spaces. It is not clear from the submitted details whether the associated buildings in this area are garages or car ports. LPGN 16 does not include garages as contributing to parking provision. **Clarification is required on this matter.**

The proposed barn conversions would require a maximum of 13 parking spaces. I would recommend that maximum parking provision is accommodated at the site. **Please ask the applicant to indicate this detail on a revised layout plan.**

Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development.

Could you please ask the applicant to liaise with our Senior Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Sustainability

The proposed development site would not appear to meet the requirements of the settlement policies (3.4 & 3.6) detailed in TAN 18. These policies require residential developments to provide safe walking and cycling routes to local facilities and public transport stops. The site may therefore be considered to be too remote.

I await the requested information.

Supplementary Notes

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




Chief Officer, Environment & Technical