

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0011 **Your Ref:** SJG/P/2020/0011
Date: 22nd January 2020

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

Location: O. S Grid Ref: 373 475 Black Rock Farm, Sesswick Way, Cross Lanes, Wrexham.

Development: Application for outline planning permission (with some matters reserved) to erect a single dwelling for an agricultural worker.

I refer to your consultation dated 14/01/2020 in respect of the above.

The proposed development site is located on the A5156 Sesswick Way which is a classified road subject to a 60mph speed limit.

Access

I would anticipate typical speeds of 60mph for vehicles approaching from the north, However, I would estimate typical speeds of 50mph for vehicles approaching from the south given the proximity of the Cross Lanes roundabout.

Based on these speeds, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 215m in the northerly direction and 2.4 x 160m in the southerly direction measured to the nearside edge of the adjoining highway in accordance with TAN 18. The provision of such splays is dependent on the regular maintenance of the grass verge. Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 215m in the northerly direction and 2.4 x 160m in the southerly direction measured to the nearside edge of the adjoining highway.

The proposed development site is served by a splayed 13.6m wide access which reduces to a gated 7.3m wide access approximately 8.6m behind the adjoining carriageway. The access is surfaced with hard bound materials. However, part of the access is surfaced with loose bound materials. I would recommend that the access is fully surfaced with hard bound materials up to the existing gates. This could be carried out under a s.184 consent.

Parking & Turning Provision (Reserved Matter)

Although a reserved matter, there would appear to be sufficient space to provide adequate parking and turning provision for the proposed development within the curtilage of the site.

If the application is supported, I would recommend any permission includes the following conditions:-

CONDITIONS

ZJ17A **VISIBILITY SPLAYS (NEAR SIDE)**
038R **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 215 metres** to the **north** and **2.4 metres x 160 metres** to the **south** measured to the nearside 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.

ZJ08 **ACCESS SURFACE (10 metres)**

043R 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.

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 carry out re-surfacing work within 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