

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0122	Your Ref:	P/2019/0122
Date:	13 March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2824 4344 Land to rear of Hillcrest, North of Bethania Road, Acrefair

Development: Outline application for the erection of 1 no. detached dwelling (with all matters reserved)

I refer to your consultation dated 19 February 2019 in respect of the above.

The development site has an existing access on to a classified highway subject to a 30 mph speed limit. Vehicular speed is considered to be no greater than 25mph from the west and 20 mph from the east. Welsh Government guidelines for a single dwelling recommend visibility splays of 2.0 x 33m to the west and 2.0 x 25m to the east.

Whilst the splay is achievable in an easterly direction, to the west the splay is restricted to approximately 2.0 x 13m by the neighbouring boundary hedge belonging to Hillcrest. (Please note that the submitted plan indicating a splay of 2.0 x 66m is inaccurate)

I would not normally wish to support a new access with splays below Welsh government guidance. However this is an existing access to a significant size field which has the potential to generate agricultural traffic – possibly two or more movements per day. Given that a new dwelling is likely to generate only four to six additional traffic movements per day I am minded to support the application for one dwelling.

The existing access is approximately 2.8m wide and is of insufficient width to permit the simultaneous passage of vehicles. Whilst the width is acceptable for a single dwelling, it is unsuitable to serve as access to any more development.

It should be noted that in its current layout I would be unwilling to support the use of the site access for any more than one dwelling unless significant improvements were made to visibility (from a 2.4m setback) and to the width of the site access (minimum 4.5m)

Adequate off road parking and turning is proposed.

I recommend that any permission include the following conditions:

CONDITIONS

- ZJ017
038R** **VISIBILITY SPLAYS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres to the east and 2.0 metres x 13 metres to the west measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ07
043R** **ACCESS SURFACE (5 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 5 metres behind the adjoining highway.
- ZJ09
033R** **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- ZJ13
026R
E05NA** **DROPPED KERB VEHICULAR ACCESS**
The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
- ZJ22
035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Note to Applicant

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

Peter Duthie

PD

Service Manager Environment