

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0109

Your Ref: MR/P/2018/0109

Date: 14th February 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 344 Upper Park Eyton Farm, Eyton, Wrexham.

Development: Erection of agricultural building (in retrospect).

I refer to your consultation dated 12/02/2018 in respect of the above.

Access

The proposed development site is located on Park Eyton Farm Road which is a narrow, rural, unclassified, road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Assuming typical vehicle speeds of 20mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline of the road given the restricted carriageway width.

The existing access serving the development site is greater than 5.5m in width and is of sufficient width to accommodate the simultaneous passage of 2 vehicles clear of the adjoining highway. Visibility from the existing access is adequate providing splays in excess of 2.4 x 25m in both directions measured to the centreline of the adjoining highway.

I would normally recommend that the existing / proposed access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with no gates being erected within 10m of the highway boundary.

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

Parking & Turning Provision

I assume that adequate parking and turning provision is available within the curtilage of the site.

Traffic Generation

The unclassified road serving the site is typically narrow and in poor condition and would not benefit from any significant increase in vehicle movements. However, I assume that the new building is simply a replacement building which is simply used for livestock, fodder and storage of machinery and is unlikely to result in any significant increase in vehicle movements along Park Eyton Farm Road.

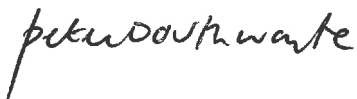
I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|----------------------|--|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----. |
| 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. |
| 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. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development. |

Supplementary Notes

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



Service Manager Environment

uv