

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2018/1050	Your Ref:	SEH/P/2018/1050
Date:	13 th March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 489 1 The Stables, Bowling Bank, Wrexham.

Development: Construction of new access / driveway and erection of boundary fence (in retrospect).

I refer to your consultation / email dated 13/03/2019 in respect of the above.

Access

The proposed development site is located on Rodens Hall Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

I understand that the property was previously accessed off the shared 5.7m wide access serving the Roden's Hall barn conversions located immediately south of the property where parking provision was available at the rear of the property.

I understand that the applicant has now fenced off the existing internal access at the rear of the site and wishes to access the site directly off Roden's Hall Road to the north of the building. Any proposed access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway. Although, visibility from the proposed access appears achievable in the southerly direction, visibility in the northerly direction is currently inadequate providing approximately 2.4 x 23m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow along this section.

However, a signed "Statement of Intent" has been received from the adjoining landowner to enable a section of hedgerow to be setback to enable the required splay to be provided in perpetuity in the northerly direction.

I would recommend that any proposed access in this location is a minimum width of 3m and is paved with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be permitted within 5m of the highway boundary.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be provided across any proposed access.

I would recommend that the applicant top-soils and seeds the existing grass verge fronting the property which appears to have been disturbed during construction works.

Parking & Turning Provision

Adequate parking and turning provision will be required within the curtilage of the site. I would recommend that parking is provided in accordance with LPGN 16 maximum standards given the nature of the adjoining highway and remote location of the site.

Could you please ask the applicant to provide a suitably scaled layout plan indicating the above detail.

I would therefore recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|---------------------|---|
| ZJ16
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| ZJ11
039R | ACCESS WIDTH
The vehicular access hereby approved shall be a minimum width of 3 metres. |
| 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. |
| NONSTD | EXISTING VERGE – TOPSOILED & SEEDED
The existing highway verge fronting the property shall be top-soiled and seeded in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority. |
| 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 WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 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. |

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

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.

peter Douthett

Planning Control Manager