

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/1049

Your Ref: KH/P/2018/1049

Date: 24th January 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 364 464 Land off Kiln Lane, Cross Lanes, Wrexham.

Development: Re-opening and alterations to previous gated field access.

I refer to your consultation dated 08/01/2019 in respect of the above.

The proposed development site is located off the B5130 Kiln Lane which is a rural, classified road subject to a 40mph speed limit.

Access

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Within these splays there shall be no obstruction above the level of the adjoining carriageway.

The submitted layout plan (Drg. No. KL-AA-400) appears to indicate splays from the proposed access of 2.4 x 63m in both directions measured to the nearside edge of the adjoining highway which is considered inadequate.

The applicant may wish to carry out a speed survey along this section to ascertain 85th percentile speeds in order to determine exactly what level of visibility would be required from the proposed access.

Assuming the access is intended for shared agricultural use, the following details would be required:-

- Visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.
- Adequate forward visibility providing a stopping sight distance of 120m.
- Minimum 5.5m width
- Typically 6m radii
- Paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.
- No gates within 10m of the highway boundary.

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

The submitted Design & Access Statement refers to 3 existing access points which are deficient in either geometric layout or junction visibility. However, no plans have been submitted indicating where these existing accesses are located, their deficiencies or what they currently serve / traffic generation. It is unclear as to what daily vehicle movements are anticipated through the proposed access, the size of vehicles and from where.

The suggested existing field access indicated on the submitted layout plan appear to be completely overgrown and inaccessible. There does not appear to be any existing track in this location through the fields. Could you please ask the applicant to indicate when this suggested access point was last used, for what purpose and typical daily vehicle movements. Google Maps does not indicate the existence of a useable access even going back to March 2009 where the verge in this location is obstructed with overgrown vegetation and mature trees.

No detail of the size of vehicles that access the existing access points or the maximum size of vehicles anticipated through the proposed access have been provided. The applicant will need to provide this detail.

Parking & Turning Provision

No details of where vehicles utilizing the proposed access will park / turn have been provided. Could you please ask the applicant to indicate this detail on a revised layout plan.

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.

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Planning Control Manager