

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0871 **Your Ref:** MP/P/2017/0871
Date: 1st February 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 472 Chetwynd Grove, Bangor Road, Marchwiell, Wrexham.

Development: Conversion of disused farm buildings into 2 residential units together with access and parking arrangements.

I refer to your consultation / email dated 31/01/2018 in respect of the above.

Access

The proposed development site is located on the A525 Bangor Road which is a rural, classified road subject to a 40mph speed limit.

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.

Chetwyn Grove itself is served off an access at the eastern end of the site frontage. It is proposed to serve the converted farm buildings (2 no. dwellings) off an existing access at the western end of the site frontage subject to improvements.

I assume that any agricultural activity will cease at the development site and a suitable condition included to prevent such use.

The existing westerly access suffers with inadequate visibility providing splays of approximately 2.4 x 22m in both directions measured to the nearside edge of the adjoining. Visibility is currently impeded by the existing trees / hedgerow either side of the access. However, the applicant appears to own a significant length of the site frontage and would appear to be able to provide the required visibility splays from the existing / improved access subject to the removal of any vegetation, boundary fence fronting the site.

A topographical survey has been carried out and a plan submitted (Drg. No. JJP.18.01) which appears to indicate that the required splays can be provided subject to the removal of any vegetation / boundary fence fronting the site and regular maintenance of the hedge fronting the adjoining land in the westerly direction. Any maintenance to provide the required splays affecting the existing trees (eg/ removal of basal suckers) will require approval from our Arboricultural Officer – Jon Brewin.

The existing westerly access is approximately 6m wide reducing to 3m wide at 5m behind the adjoining carriageway.

The existing access track leading to the proposed development site is approximately 2.3m wide and would benefit from a passing place.

I understand that the applicant also requires access to the fields around his property for farming purposes which would require access via the existing access onto Bangor Road.

The submitted layout plan indicates improvements to the existing access including:-

- Provision of 2.4 x 120m splays in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.
- Splayed access with minimum width of 4.8 for minimum distance of 10m behind highway boundary.
- 10m of hard bound surfacing.
- No gates within 15m of highway boundary.
- Provision of Aco drain (to be located just behind highway boundary).
- Provision of passing place.

The proposed access improvements are considered adequate to support the proposed development.

Parking and Turning Provision

There would appear to be adequate space for parking provision within the curtilage of the site.

There would appear to be adequate communal turning facilities for medium sized delivery vehicles within the site shared by both existing dwellings.

Based on the submitted details, I would have no objection to the proposed development on highway grounds and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No.**JJP.18.01**.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 10m behind the adjoining highway.

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.

NONSTD NO GATES WITHIN 15 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 15 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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.

Peter Wootenwaite

in Service Manager Environment