

MEMORANDUM

From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2017/0800

Your Ref: P/2017/0800

Date: 15th February 2019

Town and Country Planning Act 1990

Section 78 Appeal @ Land at Hill View, Chapel Lane, Bronington, Wrexham.

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add (copy attached).

petra dathewate

WA Planning Control Manager

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0800 **Your Ref:** KH/P/2017/0800
Date: 4th October 2017

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 486 387 Hill View, Chapel Lane, Bronington, Wrexham.
Development: Outline application to erect single dwelling.

I refer to your consultation dated 26/9/2017 including layout plan (Drg. No. 16/2475/01 Rev D) in respect of the above.

Although all matters are reserved, I would like to make the following comments:-

The proposed development site is located on Chapel Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Access (Reserved Matter)

Based on typical vehicle speeds of 25mph, any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility splays can be relaxed to the centerline of the road given the restricted carriageway width along this section.

The existing hedgerow and trees will need to be removed / setback in order to construct the new access and provide the required visibility splays.

I would recommend that any proposed single access / driveway is a minimum width of 3m and is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

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.

The existing access is 2.4m wide and is gated 6.1m behind the adjoining carriageway. The access is surfaced with hard bound materials. Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 14m in both directions measured to the centreline of the adjoining highway. Visibility is impeded by the existing hedgerow along the site frontage.

" In order to support the proposed development, I would recommend the following:-

- Either improve the existing access to provide the required visibility splays and form a new access meeting the above requirements.
- Construct a single shared access (minimum 4.8m wide) to serve both the existing / proposed dwelling complying with the above requirements.

Parking & Turning Provision (Reserved Matter)

I would recommend that any proposed parking provision for both the existing & proposed dwellings complies with the maximum requirements of LPGN 16 given the remote location of the site and narrow nature of Chapel Lane.

Ideally, it would be beneficial to provide adequate turning provision within the curtilage of the site.

In principle, I would have no objections to the proposed development on highway grounds.

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 or modified access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Dornwaite

MD Service Manager Environment