

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0945 **Your Ref:** SEH/P/2017/0945
Date: 22nd November 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 484 420 Corner Cottage, Smokey Lane, Tybroughton, Wrexham.
Development: Erection of stable block and storage and construction of new access (partly in retrospect).

I refer to your consultation dated 20/11/2017 in respect of the above.

The proposed development site is located on Smokey Lane which is a 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.

Based on such speeds, any proposed / existing access 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 can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section of road.

There would appear to be 2 no. existing access points at the development site, one serving the dwelling and a field access located further to the west.

Main Access

Visibility from the main access is adequate in both directions providing splays in excess of 2.4 x 33m in both directions measured to the centerline of the adjoining highway. However, this access has not complied with a number of conditions required under planning consent ref: P/2013/0208 which include:-

- Surfacing with hard bound materials for a minimum distance of 10m behind the adjoining highway.
- Installation of Aco drain or similar to intercept private surface water run-off.

I previously recommended that no gates were erected within 10m of the highway boundary so a vehicle plus horsebox could sit clear of the carriageway. The existing gates are located 7m behind the edge of carriageway.

I assume that the above issues will be addressed by Planning Enforcement.

Proposed / Recently Constructed Access

The recently constructed field access located west of the main access is 8.3m wide reducing to 6.1m wide at 5.4m behind the edge of carriageway. The access is gated 5.4m behind the carriageway edge.

The access is surfaced with loose bound materials and has no means of intercepting private surface water run-off (ie/ Aco drain or similar).

I would normally recommend any proposed access of this nature is surfaced with hard bound materials for a minimum distance of 10m behind adjoining highway with no gates erected within 10m of adjoining highway. An Aco drain or similar would be required to intercept any private surface water run-off.

Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 9m to the west and 2.4 x 11m to the east measured to the centerline of the adjoining highway. Visibility is currently impeded by the existing hedgerow.

Based on assumed speeds of 25mph, any proposed / existing access 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.

Site Layout Plan (Drg. No.RB_002 Rev C)

The access indicated on the submitted layout plan appears to be approximately 3.8m wide (not 6.1m wide as constructed) with gates setback 5m behind the adjoining carriageway. I assume therefore it is proposed to modify the recently constructed access. Further clarification is required from the applicant.

The required visibility splays appear achievable subject to lowering / setting back of existing hedgerow.

There would appear to be adequate parking and turning space within the curtilage of the site.

The construction of such an access would require s.184 consent. The applicant will need to apply for consent in retrospect if the application is supported. The applicant will need to contact Jo Giles on Tel: 01978 729670 to apply for s.184 consent.

I assume that the stables will be for personal / non-commercial use and a suitable condition will be included as part of any planning consent.

As an alternative to constructing the new access, the applicant may wish to consider accessing the field internally utilizing the existing main access subject to the improvements detailed above.

However, providing that the above issues can be addressed, I have no objections to the proposed development and recommend any permission include 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 4.8 metres.
- 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.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.
- 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.

Note to Applicant

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Public Footpath No.5 - Iscoyd passes to the east of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Supplementary Notes

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

peter southward

as Service Manager Environment