

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0727 **Your Ref:** MR/P/2017/0727
Date: 13th September 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 397 488 Higher Oak, Oak Road, Wrexham.

Development: Conversion, including extensions and alterations to existing barn building to form 2 no. self-contained units for family needs, erection of detached double garage with bat loft above and construction of new vehicular access.

I refer to your consultation dated 11/09/2017 in respect of the above.

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

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height above the adjoining carriageway.

Existing Access

The existing access is approximately 10.3m wide reducing to 4m wide at 5m behind the adjoining carriageway. The access is surfaced with loose bound materials.

I would normally recommend any such access is surfaced with hard bound materials eg/ bitmac for a minimum distance of 5m behind the adjoining highway.

Visibility from the existing access is currently inadequate in both directions providing splays of approximately 2.4 x 18m to the west and around 2.4 x 90m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing overhanging trees / vegetation / hedgerow.

No details of how the required splays are to be provided have been submitted. I would recommend that the applicant submits a suitably scaled plan indicating how the required splays will be provided. This will require cutting back of existing hedgerow and overhanging trees.

In order to support the use of this existing access as a shared access, I would recommend the following:-

- Widen access to minimum 4.8m for at least 5m behind the adjoining highway.
- No gates to be erected within 5m of the adjoining highway.
- Surface access with hard bound materials eg/ bitmac for a minimum distance of 5m behind the adjoining highway.
- Provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height above the adjoining carriageway.

Please ask the applicant to indicate this detail on a suitably scaled layout plan.

Proposed Access

In order to support the formation of a new access, I would recommend the following:-

- Construct an access minimum 3m wide (preferably 4.8m) for at least 5m behind the adjoining highway.
- No gates to be erected within 5m of the adjoining highway.
- Surface access with hard bound materials eg/ bitmac for a minimum distance of 5m behind the adjoining highway.
- Provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height above the adjoining carriageway.
- Measures to maintain ditch drainage under access ie/ provision of 225mm dia. drainage pipe with appropriate cover will need to be included.

The applicant will need to apply for s.184 consent (Highways Act) in order to construct the new access.

Please ask the applicant to indicate this detail on a suitably scaled layout plan.

Parking & Turning Provision

Adequate parking and turning provision will need to be provided for the existing dwelling and proposed barn conversions. I would recommend that parking provision complies with maximum LPGN 16 standards given the location of the site. LPGN 16 does not include garage spaces as contributing to parking provision.

Please ask the applicant to confirm number of bedrooms for the existing dwelling and indicate parking provision in accordance with LPGN 16 maximum requirements.

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.

Peterborough Waste

PM Service Manager Environment