

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/1030 **Your Ref:** PF/P/2017/1030
Date: 9th January 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 467 421 Bron Haul Farm, Drury Lane, Ty Broughton, Wrexham.

Development: Removal of Condition 6 imposed under planning permission P/2006/0668 to allow property to be used as a permanent dwelling.

I refer to your consultation dated 08/01/2017 in respect of the above.

I assume that the applicant wishes to sell the holiday property to the rear as a permanent dwelling with shared access through the existing access.

The proposed development site is located on Drury Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Access

Based on typical vehicle speeds of 30mph, any proposed shared access in this location would normally be required to provide visibility splays of 2.4 x 43m 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 road given the restricted carriageway width along this section.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the centerline of the adjoining highway.

The existing access is approximately 13m wide reducing to 3.6m wide at 6.9m behind the adjoining carriageway and is capable of accommodating 2 cars simultaneously clear of the adjoining carriageway. The existing access is gated at 6.9m behind the adjoining carriageway.

The existing access is surfaced with loose bound materials (chippings). I would recommend that the access is surfaced for a minimum distance of 5m behind the adjoining carriageway.

Parking & Turning Provision

Adequate parking and turning provision appears available for both dwellings within the curtilage of the site.

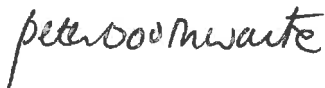
I therefore advise you that I have no objections to the proposed development on highway grounds and recommend any permission includes the following conditions:-

CONDITIONS

- ZJ16** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43metres 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.
- NONSTD** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 5m behind the adjoining highway.
- ZJ07** **ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

Supplementary Notes

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



 Service Manager Environment