

# MEMORANDUM

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**From:** Service Manager Environment                      **To:** Head of Environment and Plannir  
**Our Ref:** EP/DC/PP/2017/0773                      **Your Ref:** MR/P/2017/0773  
**Date:** 22<sup>nd</sup> September 2017

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

**Location:** O. S Grid Ref: 365 518 Hillside Farm, Holt Road, Llan y Pwll, Wrexham.

**Development:** Construction of new vehicular access.

I refer to your consultation received on 20/09/2017 in respect of the above.

The proposed development site is located on Holt Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road along this section.

Assuming speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Actual speeds may be lower than 40mph but would need to be determined. I previously suggested that the applicant carries out a speed survey along this section to determine 85<sup>th</sup> percentile speeds. Speed survey results were submitted by Blueprint on 08/08/201. However, these results refer to Sandy Lane as a location whereby the development site is actually located on Holt Road. Blueprint have not confirmed where exactly the speed survey relates to so I have not taken the results into consideration. **I await confirmation.**

## **Existing Access**

I understand that it is proposed to utilize the existing access to serve the future barn conversion (ie/ assumed 1 no. dwelling). The existing access is approximately 6.3m wide and is gated 4.3m behind the adjoining carriageway. The access is surfaced in loose bound materials and currently has no means of intercepting private surface water run-off.

Visibility from this existing access is inadequate in both directions providing splays of approximately 2.4 x 10m to the west and 2.4 x 15m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing outbuilding. Visibility is impeded in the easterly direction by the existing brick pillar and boundary wall beyond (>2m in height).

The submitted layout plan (Drg. No. JI 16/008 Rev A) appears to indicate the access being widened to approximately 10m. I would recommend that the first 5m of the access nearest to the building is closed up (eg/ construct low boundary wall max. 1m in height) to maximize visibility in the westerly direction.

I would recommend that this access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates being 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 .

**I would recommend the applicant submits a revised layout plan indicating the above detail.**

In terms of parking and turning provision for the proposed barn conversion, I comment as follows:-

Assuming the barn conversion takes the form of a 5 bedroomed dwelling, the proposed parking and turning provision is considered adequate.

### **Proposed Access (serving existing farmhouse)**

The applicant has constructed a 6.6m wide access comprising loose bound material in a centrally located position fronting the existing farmhouse. This access appears to have been constructed without planning consent or s.184 consent to cross the highway verge.

The proposed location of a new access to serve the existing farmhouse was discussed with Blueprint and the applicant during a site meeting on 08/08/2017. I suggested that in order to maximize visibility, a new access could be constructed approximately in line with the eastern end of the existing farmhouse.

Such an access could potentially provide visibility splays of approximately 2.4 x 56m to the west measured to the centerline of the adjoining highway. Visibility could be relaxed to the centerline of the adjoining highway given that overtaking is restricted in this direction by double white central lines. It would appear possible to provide a visibility splay of 2.4 x 120m in the easterly direction measured to the nearside edge of the adjoining highway. However, this would be subject to the lowering of part of the existing boundary wall fronting the site.

Any proposed access of this nature shall be a minimum of 3.0m wide.

I would recommend that this access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates being 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.

There is an existing tree in the vicinity of the suggested access but this could be either removed or the access located to the east of the tree if the tree needs to be retained.

The submitted layout plan (Drg. No. JI 16/008 Rev A), indicates a centrally located access (in respect of the farmhouse) providing splays of 2.0 x 62m to the west measured to the centreline of the adjoining highway and 2.0 x 93m to the east measured to the nearside edge of the adjoining highway. As discussed on site, the use of a 2.0m setback distance is not applicable in this location.

The widened access and proposed access would only be approximately 16m apart which is not ideal.

I would recommend that the applicant submits a revised layout plan addressing the above issues with the new access being located further east as detailed above. Proposed visibility splays as indicated above shall be detailed on the plan. The recently formed stoned access will need to be closed up and the highway verge top-soiled and seeded.

Adequate parking and turning provision is available within the curtilage of the existing farmhouse.

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.

*per dothwaite*

*Mr.*

Service Manager Environment