

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0822 **Your Ref:** PF/P/2017/0822
Date: 5th October 2017

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: Construction of new vehicular access with two brick gateposts, driveway, fence and hedge planting and 1.8m high boundary wall.

I refer to your consultation dated 03/10/2017 in respect of the above.

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 / existing access serving a single property in this location would normally be required to provide visibility splays of 2.0 x 43m in the north easterly direction measured to the nearside edge of the adjoining highway and 2.0 x 43m in the southerly direction measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the road in the southerly direction given the restricted carriageway width along this section.

Could you please ask the applicant to provide a revised layout plan indicating how the required splays will be provided including location of any existing hedgerow / trees to be retained.

I would recommend that any proposed access 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.

Section 184 consent will be required to cross the verge at the new access position (see note).

The proposed access indicated on the submitted layout plan is considered acceptable subject to provision of the required splays.

The existing access is surfaced with loose bound materials (chippings). I would recommend that this access is surfaced with hard bound materials (ie/ bitmac or block paviors) for a minimum distance of 5m behind the adjoining highway.

Parking & Turning Provision

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

In principle, I have no objections to the proposed development on highway grounds. I await the requested information.

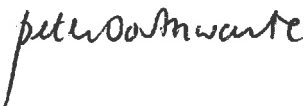
Supplementary Notes

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

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



 Service Manager Environment