

# MEMORANDUM

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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2017/0411      **Your Ref:** MP/P/2017/0411  
**Date:** 26<sup>th</sup> May 2017

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 380 511 Spring Grove Barns, Hugmore Lane, Llan y Pwll, Wrexham.  
**Development:** Conversion of outbuildings to dwelling and new access.

I refer to your consultation dated 22/05/2017 including layout plan (Drg. No. H091/004 – Dated Feb 2017) in respect of the above.

The proposed development site is located on Hugmore Lane which is an classified, rural road subject to a 60mph speed limit. This section of Hugmore Lane takes the form of a quiet cul-de-sac where vehicle speeds are likely to be around 20mph with minimal traffic passing the site.

In order to maximize visibility from the proposed access, I would recommend that nothing is planted, allowed to grow or erected greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

The proposed access is approximately 3.5m wide which is considered adequate. I would recommend that any proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary. The applicant will need to apply for s.184 consent in order to cross the highway verge and form the proposed access (see note).

No private surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept any such run-off.

In terms of parking and turning provision at the development site, I comment as follows:-

The provision of 3 no. parking spaces is considered adequate.

It does not appear possible to turn within the site. Ideally, consideration should be given to providing suitable turning facilities. However given the quiet nature of road fronting the site, it would not be considered essential to provide a turning area in this instance.

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

## CONDITIONS

### **ZJ41 GENERAL LAYOUT**

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **H091/004 – Dated Feb 2017.**

### **ZJ21 MAXIMISING VISIBILITY**

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

### **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.

### **ZJ09 NO GATES WITHIN 5 METRES**

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

### **ZJ46 NO PRIVATE SURFACE WATER RUN OFF**

026R 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.

### **ZJ13 DROPPED KERB VEHICULAR CROSSING**

026R  
E05NA The vehicular access(es) hereby approved shall take the form of a dropped kerb vehicular crossing.

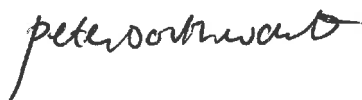
## Supplementary Notes

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 lower the kerbline and 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