

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0482	Your Ref:	PF/P/2017/0482
Date:	21 st June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 468 Smithy Cottage, Sontley Lane, Sontley, Wrexham.

Development: Conversion and extension of existing stable block to form 1 no. dwelling and construction of new shared access off Sontley Lane.

I refer to your consultation dated 20/06/2017 in respect of the above.

The proposed development site is located on Sontley Lane which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Access Serving Existing Dwelling

The existing access is approximately 7.3m wide reducing to 4.2m wide at 5.4m behind the adjoining carriageway. The access is also gated 5.4m behind the adjoining carriageway.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge of the adjoining highway.

Visibility is restricted in both directions by the existing boundary walls / hedgerow.

Adequate parking and turning provision is provided within the curtilage of the property.

Proposed Access to Serve Converted Stable Block (Dwelling)

The Design & Access Statement appears to suggest that the existing access will be improved to provide a shared access for both the existing and proposed dwelling. However, a plan indicating the proposed access arrangements ie/ width, visibility splays has not been provided.

Any proposed shared access would need to be a minimum width of 4.1m, with hard bound surfacing for minimum distance of 5m with any gates setback a minimum distance of 5m behind the adjoining carriageway.

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

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

Could you please ask the applicant to provide a suitably scaled layout plan indicating the above detail.

The Design & Access Statement states that the dwelling will be fully stand alone and independent of Smithy Cottage. I have therefore assumed that the dwelling would not be classed as an annex or ancillary to the existing dwelling.

I await the requested information.

Peter Donohue

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Service Manager Environment