

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0439 **Your Ref:** SEH/P/2017/0439

Date: 14th June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 487 433 Land north of Higher Lanes, Higher Wych, Malpas, Wrexham.

Development: Erection of new steel portal framed livestock and fodder building on agricultural land.

I refer to your consultation dated 12/06/2017 in respect of the above.

The development site is situated on a narrow 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.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing field access is adequate in both directions providing splays in excess of 2.4 x 43m measured to the centreline of the adjoining highway. This is subject to the regular maintenance of the verge and hedgerow fronting the site.

The existing field access is 4.5m wide and is gated approximately 3.2m behind the edge of carriageway. The access is currently unsurfaced. Assuming that the access will be used by a tractor / trailer, I would normally recommend that such an access is gated at least 10m behind the adjoining highway (or alternatively not gated) and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

Adequate parking and turning for a tractor / trailer should ideally be provided within the curtilage of the site. The proposed parking / turning area indicated on the submitted layout plan appears adequate.

I would recommend that the applicant provides a revised layout plan indicating the above details.

Providing the above details are provided, I would have no objections to the proposed development and recommend any permission include 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 no. -----.

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 43 metres 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.

ZJ08 **ACCESS SURFACE (10 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 10 metres behind the adjoining highway.

ZJ09A **NO GATES WITHIN 10 METRES**

033R

There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

Supplementary Notes

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

Peter Douthwaite

M Service Manager Environment