

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0495 **Your Ref:** MP/P/2017/0495
Date: 27th June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 387 Trotting Mare Cottage, Knolton, Overton, Wrexham.

Development: Outline application for the erection of 1 no. single storey dwelling.

I refer to your consultation dated 22/06/2017 in respect of the above.

Although access details are reserved, my observations are as follows:-

The proposed development site is located on the A528 Ellesmere Road which is a rural, classified road subject to a 50mph speed limit.

Existing Accesses (Reserved Matter)

Assuming typical speeds of 50mph, any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The existing garage site is served by 2 no. access points ie/ northerly & southerly. However, I understand that the existing dwelling (Trotting Mare Cottage) has a limited right of way via the southerly access only. Having spoken with the owner of the garage site, it would appear that only the existing property ie/ Trotting Mare Cottage may have access rights through this access and the second sub-divided property "Trotting Mare Barn" may not have permitted access rights. **This detail needs to be clarified. Clarification is also required as to whether the proposed dwelling would be granted access rights to use the existing southerly access.**

The southerly access point is 8.8m wide and provides access to both the garage site and the adjoining properties ie/ Trotting Mare Cottage, Trotting Mare Barn. Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 43m to the south east and 2.4 x 35m to the north west measured to the nearside edge of the adjoining highway. Visibility is impeded in the north westerly direction in that the required splay would need to cut across 3rd party land. Visibility in the north westerly direction is also impeded by the existing garage sign located along the site frontage. Visibility in the south easterly direction is impeded by the existing hedgerow and the required splay would also need to cross over 3rd party land ie/ frontage of Trotting Mare Barn.

I would normally not wish to support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access. However, given that the existing garage site utilizes this shared access where vehicle movements fluctuate, it may be considered that vehicle movements from an additional dwelling would be insignificant.

Given that the rear of the site is occupied by a an existing MOT / Service Garage with its associated vehicle movements, it may be considered inappropriate to support a residential development where pedestrian movements may conflict with existing activities.

Any potential access to serve the proposed development located immediately west of Parkley Farm would come under the jurisdiction of Shropshire County Council.

Parking Provision

Given the remote location of the site, I would recommend that parking provision for the proposed dwelling is provided in accordance with LPGN 16 maximum standards.

Turning provision for vehicles associated with the proposed dwelling appears reliant on maneuvering within land owned by the garage site. Clarification on access rights should be provided

No details of where vehicles associated with the existing dwellings ie/ Trotting Mare Cottage & Trotting Mare Barn park and turn their vehicles has been provided. **Could you please ask the applicant to provide a suitably scaled layout plan indicating this detail.**

Supplementary Notes

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

Peter Oathwaite

Service Manager Environment

PN