

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0340	Your Ref:	PF/P/2017/0340
Date:	5 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 437 Old Hall Farm, Erbistock, Wrexham.
Development: Demolition of existing dwelling and erection of replacement dwelling.

I refer to your consultation dated 03/05/2017 in respect of the above.

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

Any proposed / existing access onto the A528 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.

Although visibility from the existing access onto the A528 Overton Road is adequate in the northerly direction (subject to the regular maintenance of the hedgerow), visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 80m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow along this section.

However, I understand that the previous applicant in respect of planning consent ref: P/2011/0091 (Conversion of Redundant Barn to Dwelling @ Old Hall Farmhouse) had control of this hedgerow / field and had proposed to set the existing hedgerow back to provide the required visibility splay. This has not been implemented.

The shared access track leading to the development site is approximately 2.4m wide for the majority of its length and cannot accommodate the simultaneous passage of 2 no. vehicles. Planning consent ref: P/2011/0091 required the construction of 2 no. passing places along the shared access track. This has not been implemented.

The existing shared access is surfaced with loose bound materials which could potentially spill onto the classified highway. As part of planning consent ref: P/2011/0091, I previously recommended that the first 10m of the access is surfaced using hard bound materials ie/ bituminous macadam. This has not been implemented.

Suitable parking and turning facilities would need to be provided within the curtilage of the development site.

Although I have no objections in principle to the proposed development, I would recommend that the previous conditions included as part of planning consent ref: P/2011/0091 (detailed above) are implemented before the above development is brought into use.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.12 - Erbistock passes to the west of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Peter Workman

HA Service Manager Environment