

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0121 **Your Ref:** PF/P/2017/0121
Date: 16th February 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 543 Carthagenia Villa, Vicarage Lane, Gresford, Wrexham.

Development: Demolition of existing dwelling and erection of new 3 bedroom house with detached garage.

I refer to your consultation dated 14/02/2017 in respect of the above.

The proposed development site is accessed off Vicarage Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section due to the geometry of the road.

Based on typical speeds of 40mph, TAN 18 would normally require such an access to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access is adequate in the easterly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 5m measured to the nearside edge of the adjoining highway. Visibility is restricted in this direction in that the required splay cuts across 3rd party land.

The existing access is 2.7m wide and is gated 3.8m behind the adjoining carriageway. The existing access is hard paved.

It is proposed to widen the existing access to 4.3m and re-locate the gates within 2.3m of the adjoining carriageway. In order to widen the access, the applicant will need to apply for s.184 consent to extend the dropped kerbs and cross the existing highway verge. The existing front boundary hedge must not be moved forward as this would encroach on the highway verge and potentially impede visibility. I would recommend that any proposed gates are located a minimum distance of 5m behind the adjoining carriageway. **I would recommend that the applicant submits a revised layout detailing the above amendments.**

In terms of parking and turning provision, I comment as follows:-

The existing 3 bed dwelling appears to provide for up to 3 car spaces. The proposed development appears capable of accommodating at least 4 cars plus limited turning provision which is considered acceptable.

Subject to the minor access amendments, I have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

- | | |
|---------------------|--|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----. |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
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. |
| ZJ39
026R | VERGE CROSSING
Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. |

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