

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0014 **Your Ref:** MP/P/2017/0014
Date: 25th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 376 388 Land at Knolton Bryn Farm, Knolton, Overton, Wrexham.

Development: Outline planning application to erect agricultural workers dwelling with associated access.

I refer to your consultation dated 12/01/2017 including layout plan (Drg. No. SA22736/01 Rev B) in respect of the above.

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

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although the required visibility splay can be achieved in the southerly direction, visibility would appear to be limited in the northerly direction by the existing hedgerow. **The submitted layout plan does not demonstrate how adequate visibility splays are to be provided from the proposed access. Although the required splays may be achievable, I would recommend that the applicant indicates the full extent of the required splays from the proposed access on a revised layout plan.**

The existing field access (proposed access) is approximately 4.5m wide and is gated 7.6m behind the adjoining carriageway. The access is unsurfaced. I assume that the proposed access will be used to serve the new dwelling and for agricultural purposes.

I would recommend any proposed access of this nature is at least 4.5m wide and surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. Any gates shall be setback a minimum distance of 10m behind the adjoining highway. No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access. **I would suggest the above detail is annotated on a revised layout plan.**

Layout (Reserved Matter)

Adequate parking and turning provision will be required within the curtilage of the development site.

I await the requested information.

Supplementary Notes

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

peter Douthwaite

AM

Service Manager Environment