

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/1028

Your Ref: SEH/P/2016/1028

Date: 6th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 390 Land south of and adjacent to Trench Farm, Red Hall Lane, Penley, Wrexham.

Development: Erection of dwelling with detached garage, associated external works and installation of septic tank.

I refer to your consultation dated 19/12/2016 in respect of the above.

The proposed development site is located on Red Hall Lane which is a rural, classified road subject to a 60mph speed limit. However, typical speeds along this lane are likely to be lower than the prevailing speed limit given the geometry of the road.

I would estimate typical vehicle speeds of around 30mph for vehicles approaching from the south and 25mph for vehicles approaching from the north given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in the southerly direction and 2.4 x 33m in the northerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. It would appear possible to provide the required visibility splays from the proposed access.

The proposed access appears to be in the same position as an existing 3.6m wide gated entrance setback 5m behind the adjoining carriageway. The gate is fronted by grassed verge. There is an existing public footpath in this location which runs alongside the development site. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

I would recommend that any proposed access is a minimum 3m wide and is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. This will require s.184 consent. No gates shall be erected within 5m of the adjoining highway.

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.

Adequate parking and turning provision shall be provided within the curtilage of the development site. I would recommend that 3 no. car spaces are provided in accordance with LPGN 16. Although garage spaces are not counted as providing parking (LPGN 16), there would still appear to be sufficient space to provide 3 no. parking spaces alongside / in front of the proposed garage.

However, I would strongly recommend that our Public Rights of Way Section is consulted to advise on access requirements for walkers using the path which passes through the property / parking area.

Providing any footpath issues can be addressed, I would have no objections to the proposed development and recommend any permission includes 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. **1748D14B**.

ZJ7 VISIBILITY SPLAYS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north and 2.4 metres x 43 metres to the south measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ07 ACCESS SURFACE (5 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 5 metres behind the adjoining highway.

ZJ09 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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 VERGE CROSSING

026R 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.

Notes to Applicant

Public Footpath No.14 - Overton passes through the development site and should not be interfered with. I would strongly 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.

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 cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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