

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0832

Your Ref: MP/P/2015/0832

Date: 10th November 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 376 518 Land adjoining and north of Long Meadow, Hugmore Lane, Llanypwll, Wrexham.

Development: Erection of two detached dwellings with associated garages and access point.

I refer to your consultation dated 09/11/2015 in respect of the above.

The proposed development site is located on Hugmore Lane which is an unclassified road subject to a 60mph speed limit. However, a recently conducted speed survey determined wet weather 85th percentile speeds of 27.5mph for vehicles travelling northbound and 26.5mph for vehicles travelling southbound along this section of Hugmore Lane.

Based on the determined speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 36m to the north and 2.4 x 38m to the south measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility splays in excess of the above requirements have been indicated from the proposed shared access on the submitted layout plan Drg. No. B097 / 008 - Dated October 2015.

The proposed shared access indicated on the submitted layout plan is 5m wide with 3m radii and is considered adequate to serve the proposed development site.

I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

Parking and turning provision at the proposed development site is considered adequate.

I therefore 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. Drg. No. **B097 / 008 - Dated October 2015.**

ZJ17 VISIBILITY SPLAYS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 36 metres to the north and 2.4 metres x 38 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 5 metres.

ZJ09 NO GATES WITHIN 5 METRES

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

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.

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.

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 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.

P. Palmer

Service Manager Environment

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