

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0780	Your Ref:	JS/P/2015/0780
Date:	27 th October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 467 429 Ty Broughton Hall, The Lane, Ty Broughton, Wrexham.

Development: Conversion of agricultural buildings to dwelling and games room and party room.

I refer to your consultation dated 22/10/2015 in respect of the above.

The proposed development site is located on The Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

The main access route to / from the site would appear to be from the south east from the junction of the Lower Wych Road. This section of road has limited passing places and vehicles cannot easily pass simultaneously.

Although this section of The Lane would benefit from improvements in the form of carriageway widening and / or the construction of formal passing places, I cannot justify recommending such conditions given the relatively low traffic movements likely to be generated by the proposed development.

I understand that it is proposed to improve the existing field access located to the west of the development site to provide access to the development site. The existing field access is 3.1m wide and gated 2.5m behind the adjoining carriageway. The access is unsurfaced. Visibility from the existing access is inadequate providing splays of approximately 2.4 x 5m in both directions measured to the centerline of the adjoining highway. Visibility is impeded by the existing hedgerow either side of the access.

I assume that the proposed access will only provide access to the proposed dwelling and games room / party room which I assume will be tied to the new dwelling.

I would recommend that any proposed access in this location provides visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. This will require modifications to the existing hedgerow either side of the access.

I would recommend that any proposed access is a minimum width of 3m and 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 adjoining highway.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. I would recommend that an Aco drain or similar is installed across the proposed access to intercept any such run-off.

Adequate parking and turning provision shall be provided within the curtilage of the site.

I have no objections to the proposed development and recommend that any permission includes the following conditions:-

CONDITIONS

NONSTD GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. 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 3 metres.

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 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.

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.

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained. and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

P. Palmer

PP. Service Manager Environment