

MEMORANDUM



From: Service Manager Environment

Our Ref: ENV/DC/PP/2015/0507

Date: 19TH October 2015

To: Head of Community Well-being
and Development

Your PF/P/2015/0507

Ref:

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 366 545 Hoseley House, Hoseley Lane, Marford, Wrexham.

Development: Extension to existing dwelling, new driveway, access point and associated landscaping.

I refer to your consultation / email received on 02/09/2015 and revised Access Note – dated May 2015 received on 08/10/2015 in respect of the above.

The proposed development site is located on the corner of Park Lane and Hoseley Lane which are both rural, classified roads subject to a 60mph speed limit.

There would appear to be 4 no. existing access points associated with the property.

Access off Park Lane

Park Lane is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph due to the geometry of the road. Any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline 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.

Access nearest to Hoseley Lane junction (off Park Lane)

This access is approximately 3.9m wide and gated 1.8m behind the adjoining carriageway. This access suffers from inadequate visibility providing splays of approximately 2.4 x 15m in both directions measured to the centerline of the adjoining highway.

Field Access (off Park Lane)

This access is approximately 3m wide and gated 7.5m behind the adjoining carriageway. This access is unsurfaced. This access suffers from inadequate visibility providing splays of approximately 2.4 x 30m in the easterly direction and 2.4 x 28m in the westerly direction measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedge / vegetation either side of the access.

It would appear that this access is intended to serve the new garage at the rear of the property. I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. I would recommend the installation of an Aco drain across the proposed access to intercept any private surface water run off.

I would recommend that the applicant carries out improvements to the access to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway

Access off Hoseley Lane

Hoseley Lane is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph due to the geometry of the road. Any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Existing access (serving house)

The existing hard paved access is 3.8m wide and gated 3.4m behind the adjoining carriageway. Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 10m to the north and 2.4 x 12m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded from this access by the existing hedgerow / vegetation either side of the access.

Field Access

The existing unsurfaced field access is approximately 6m wide. With gates setback 5m behind the adjoining carriageway. Visibility from the existing access is adequate in the northerly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the southerly direction is inadequate providing a play of approximately 2.4 x 12m measured to the nearside edge of the adjoining highway. Visibility in the southerly direction is impeded by the existing trees / vegetation.

Proposed Access

The proposed access appears to be located approximately 50m south of the main access serving Hoseley House. It would appear possible to provide the required visibility splays (2.4 x 120m) from such an access, it would be subject to the removal of a significant number of trees.

The submitted "Access Note" includes a Site Layout Plan (Drg. No. J558 / Access / Fig 1 Rev A) which indicates the provision of visibility splays of 2.4 x 120m in both directions measured to a point 1.2m in from the nearside edge. Having revisited the site, taking into account the geometry of the road, I would consider the proposed visibility splay to be acceptable.

It is difficult to ascertain from the revised layout plan what splays are proposed from each of the 3 no. access points off Hoseley Lane. The use of a 2.0m setback in this location would not be considered appropriate. Given that this section of Hoseley Lane has reduced natural light given the number of existing trees and typical vehicle speeds of around 40mph, I would recommend that 2.4m setback distances are used.

Given that the proposed development only includes improvements to a single dwelling, I would recommend that the 2 no. existing sub-standard access points located on Hoseley Lane are permanently closed up with a new improved access point serving the property.

Any proposed new access will require the following:-

- Minimum of 3m wide
- Paved with hard bound materials for a minimum distance of 5m behind the adjoining highway.
- No gates within 5m of the adjoining highway.
- Visibility splays of 2.4 x 120m measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Proposed parking and turning provision at the development site appears adequate.

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

CONDITIONS

- NONSTD 038R VISIBILITY SPLAYS IN BOTH DIRECTIONS (PROPOSED ACCESS)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to a point 1.2m from 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ11 039R ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 3 metres.
- NONSTD 043R ACCESS SURFACE (PROPOSED ACCESS)**
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.
- NONSTD 033R NO GATES WITHIN 5 METRES (PROPOSED ACCESS)**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ22 035R PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing no. **J558 / Access / Fig 1 Rev A** shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.
- 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.
- NONSTD 026R ACCESSES TO BE CLOSED PRIOR TO USE OF ALTERNATIVE ACCESS**
The existing vehicular accesses off Hoseley Lane as shown on approved plan no. **J558 / Access / Fig 1 Rev A** shall be permanently closed up prior to first use of the new vehicular access hereby approved.
- NONSTD 043R ACCESS SURFACE (EXISTING ACCESS OFF PARK LANE)**
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.
- NONSTD 026R NO PRIVATE SURFACE WATER RUN OFF (EXISTING ACCESS OFF PARK LANE)**
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.

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 along Hoseley Lane. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Douthett

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Service Manager Environment