

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0825

Your Ref: MP/P/2015/0825

Date: 24th November 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 389 512 Barn 1, Holt Lodge Farm, Hugmore Lane, Llan y Pwll, Wrexham.

Development: Conversion of barn to form 1 no. dwelling together with two storey rear extension.

I refer to your consultation dated 05/11/2015 in respect of the above.

The proposed development site is located on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph for vehicles approaching from the north and around 30mph for vehicles approaching from the south given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in the northerly direction (compliant with TAN18) and 2.4 x 56m in the southerly direction (compliant with Manual for Streets) measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access is adequate in both directions exceeding the above requirements.

The existing access is surfaced with hard bound materials providing a minimum width of 4.1m and can accommodate the simultaneous passage of 2 no. vehicles (cars) which is considered adequate to serve the proposed development.

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

I therefore have no objections to the proposed development and would recommend that any permission include 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 Drg. No. **Y003 / 004 – Dated Sept 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 120 metres to the north and 2.4 metres x 56 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.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawings 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.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.1 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.

Supplementary Notes

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

Peter Dornwate

PD Service Manager Environment