

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/P/2015/0273

Your Ref: SW/P/2015/0273

Date: 10th August 2015

Town and Country Planning Act 1990

Section 78 Appeal @ Land at Willington Grange, Horsemans Green, Whitchurch, Wrexham.

I am satisfied with my previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.


Service Manager Environment

MEMORANDUM



From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0273	Your Ref:	JS/P/2015/0273
Date:	22 nd April 2015		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 449 413 Land at Willington Grange, Horsemans Green, Wrexham.
Development: Erection of detached dwelling (3 bedrooms) and new vehicular access.

I refer to your consultation dated 20/04/2015 and layout plan (Drg. No. 03 – Dated April 2015) in respect of the above.

The proposed development site is located on Willington 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.

Any proposed / existing access in this location 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.

It would appear possible to provide the required visibility splays from the proposed access given the width of the existing highway verge along this section.

Willington Lane is typically 2.8m wide and cannot accommodate the simultaneous passage of 2 no. vehicles along this section. Although vehicle movements along this lane are likely to be minimal, I would normally recommend that the applicant offers some form of carriageway widening / passing place to facilitate the simultaneous passage of vehicles along this narrow section of highway. There would appear to be sufficient scope to provide the above improvement utilizing the existing highway verge.

However, the proposed access appears to be approximately 16m wide and at least 4m deep which would effectively accommodate a widening of the highway to at least 5.5m in this location. Such an access arrangement would effectively provide a passing place for vehicles travelling along this section. I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

Further details of the construction of the proposed access including details of culvert / pipe beneath the access will be required. The access will require s.184 consent to cross the highway verge.

Parking and turning provision at the proposed development site appear adequate.

I therefore have no objections to the proposed development and recommend that that 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. **03 – Dated April 2015**.
- 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.
- 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.
- NONSTD** **SUBMISSION OF FURTHER DETAILS**
026R No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: **~~delete as appt~~ ***

- 1) *Detailed layout, design, drainage and surfacing of the proposed access serving the development site.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Notes to Applicant

- *The proposed scheme (access) should be constructed to a standard suitable for adoption by the Council.*

Supplementary Notes

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

Peter Duthwaite

PN

Service Manager Environment