

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0672	Your Ref:	KH/P/2012/0672
Date:	10 th October 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 498 Berrylands, Homestead Lane, Wrexham.

Development: Rebuilding of previous boundary wall (partly in retrospect), Building of brick pillars at site entrance (in retrospect), Erection of paddock gate (in retrospect).

I refer to your consultation dated 28/09/2012 in respect of the above.

The proposed development site is located on Homestead Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the north and 30mph for vehicles approaching from the south given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in the northerly direction and 2.4 x 43m in the southerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing 4.0m wide access is adequate in the southerly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 19m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the pillar of the newly constructed entrance wall and the newly constructed wall itself fronting the site which is greater than 1.0m in height for the majority of its length.

Although the newly constructed wall is not ideally located given its close proximity to the adjoining carriageway and has a narrowing affect on the bend, the new wall has been erected on the same line as the wall which previously fronted the site.

The newly constructed entrance walls, front boundary wall and hedgerow behind impedes both lateral visibility in the northerly direction from the access point and impedes forward visibility between vehicles approaching the bend from both directions. I would recommend that the proposed walls are lowered to a maximum height of 1.0m above the adjoining road level and a section of existing hedgerow behind removed to maximize visibility between vehicles across the bend (see attached plan –Visibility Requirements).

The newly erected paddock gate located just beyond the bend along Homestead Lane does not appear to be fitted with any form of permanent mechanism to prevent the gate swinging / opening into the highway which is considered unacceptable. I would recommend that some form of steel plate is welded to the gate to prevent this occurring. I would recommend that the applicant submits further details of such a mechanism to the Planning Authority for further approval.

I would therefore recommend that any permission includes the following conditions:-

CONDITIONS

ZJ21 MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

NON STD FORWARD VISIBILITY

038R A forward visibility splay providing a stopping sight distance of 33m as shown on the approved plan shall be provided across the bend located to the north of the existing access to provide inter-visibility to vehicles approaching from both directions. Visibility shall be provided between points located on the centreline of the nearside lane.

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.

NONSTD PADDOCK GATES

026R Any gates shall be designed to open into the development site only.

Supplementary Notes

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



Network and Infrastructure Manager

Berrylands - Homestead Lane, Wrexham.

Visibility Requirements

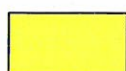
Dwg. No. BHLW01

Scale 1:250

10th October 2012.



Highway boundary



Intervisibility across bend

Nothing to be planted or erected greater than 1m in height above the level of the adjoining carriageway (Nearside wheel track)



Lateral visibility splay

Nothing to be planted or erected greater than 1m in height above the level of the adjoining carriageway (Nearside wheel track)

2.0 x 45m visibility splay

Access including
brick walls / pillars

Highway boundary

2.0m

HOMESTEAD LANE

