

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0728 **Your Ref:** SJG/P/2012/0728
Date: 7th November 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 433 427 Halghton Holdings, Whitchurch Road, Bangor on Dee, Wrexham.

Development: Erection of agricultural workers dwelling.

I refer to your consultation dated 22/10/2012 in respect of the above.

The proposed development is located on the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require such an access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access appears adequate in the south easterly direction complying with TAN 18 requirements. However, visibility in the north westerly direction is inadequate providing a splay of approximately 2.4 x 115m measured to the nearside edge of the adjoining highway. Visibility in this direction is impeded in this direction by the existing wooden fence posts and hedgerow.

It would not appear possible to provide full visibility in this direction as the required splay would appear to cut across 3rd party land. However, in order to maximize visibility in this direction I would recommend that any such obstructions are either removed or setback. If these obstructions to visibility were to be removed, it would appear possible to provide a visibility splay of approximately 2.4 x 166m in this direction.

Providing such a splay in the north westerly direction was included as a condition in relation to previous planning consent ref: P/2008/0181 (Reversion of Site to Agriculture and erection of a temporary mobile home), but has not been provided. Planning consent ref: P/2007/0051 (Retention of 1 no. Static Caravan and Erection of 1 no. chick hatchery incubator and 1 no. storage shed) also included this condition.

I would recommend that the applicant submits a suitably scaled layout plan indicating how the above improvements to visibility will be achieved from the existing access in order to maximize visibility in the north westerly direction from the existing access across land under the applicant's control. Any proposed splay in this direction must not cut across any proposed parking area for the proposed dwelling.

The existing access is 4.5m wide and is gated approximately 7.2m behind the adjoining carriageway. The existing access is surfaced with loose bound materials ie/ chippings. I would recommend that the access is surfaced with hard bound materials ie/ bituminous macadam for a minimum distance of 5m behind the highway boundary.

No private surface water run off shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be constructed across the proposed access.

There would appear to be sufficient space within the curtilage of the site to provide adequate parking and turning provision for the proposed dwelling and the existing agricultural rural enterprise. I understand that the existing temporary residential accommodation on site will be removed if the application is supported.

Although the proposed 4 bedroomed dwelling could potentially result in an increase in vehicle movements utilizing this sub-standard access compared with current on site accommodation, temporary residential accommodation has previously been approved at the site.

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, if the applicant were to carry out improvements to maximize visibility in the north westerly direction as detailed above, then I would recommend that any permission be subject to the following conditions:-

CONDITIONS

NONSTD MAXIMISING VISIBILITY

038R There shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway from a point on the centerline of the access 2.4 metres back from the nearside edge of the carriageway to the north western and north eastern corners of the land bordering Whitchurch Road and within the development site.

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.

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.

Supplementary Notes

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

Peter Douthwaite

PP Network and Infrastructure Manager

