

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0110	Your Ref:	LP/P/2012/0110
Date:	5 th March 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 481 440 The Haven, Lower Wych Road, Tallarn Green, Wrexham.
Development: Erection of Steel Portal Framed Building.

I refer to your consultation received on 16/02/2012 in respect of the above.

The proposed development site is located on Lower Wych Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be relaxed to the centerline of the adjoining highway given the restricted width of carriageway along this section.

I understand that the proposed access point was an existing gated field access fronted by a narrow section of highway verge. However, the applicant appears to have started works at the site including widening of the existing access across highway verge and removal of small section of hedgerow. In order to widen the access and cross the existing highway verge the applicant would need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

I would recommend that this access is surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary with no gates being erected within 10m of the highway boundary.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run-off.

In terms of visibility from the proposed / existing access, I comment as follows:-

Visibility in the north easterly direction appears adequate providing a splay in excess of 2.4 x 56m measured to the centerline of the adjoining highway. However, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 30m measured to the centerline of the adjoining highway. In order to provide adequate visibility from the proposed access, I would recommend that a small section of hedgerow on the south western corner of the access is trimmed back.

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

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

CONDITIONS

- ZJ16**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 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.
- 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.
- ZJ08**
043R **ACCESS SURFACE (10 metres)**
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 10 metres behind the adjoining highway.
- ZJ09A**
033R **NO GATES WITHIN 10 METRES**
There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
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.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing 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.

Supplementary Notes

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

Note:

- *In order to widen the extent of the existing verge crossing fronting the development site the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please advise the applicant to contact Jo Giles on Tel: 01978 729670 to obtain an application form*

Peter Dominants

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Network and Infrastructure Manager

