



Wrexham
COUNCIL
CYNGOR
WRECSAM

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2010/0027 **Your Ref:** SJG/P/2010/0027

Date: 20th January 2010

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

Location: O. S Grid Ref: 370 396 Land at Knolton Bryn, Knolton, Overton on Dee, Wrexham.
Development: Outline application for erection of agricultural workers dwelling and associated access and amenity area.

I refer to your consultation dated 15/01/2010 in respect of the above.

The proposed development site is located on the A528 Overton / Ellesmere Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required 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 in accordance with TAN 18.

I assume that access to the site would be via the existing gated field access adjoining the emergency access for the Trotting Mare Caravan Park located opposite the property known as "Dalesman".

Visibility at the existing field access is adequate in both directions providing splays in excess of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway. This access is 3.7m wide and is gated at approximately 22m behind the adjoining carriageway. Although the access has an existing dropped kerb, it is currently unsurfaced.

Public footpath no. 10 (Overton) runs alongside this access and must not be interfered with.

I would normally recommend that such an access is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 15m behind the adjoining highway. No gates shall be erected within 15m of the highway boundary.

Adequate parking shall be provided within the curtilage of the development site. Adequate turning facilities shall also be provided to accommodate the turning movements of agricultural vehicles ie/ tractor with trailer.

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

CONDITIONS

1. The proposed / existing access shall provide / maintain 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 in accordance with TAN 18.
2. The proposed access shall be surfaced using hard bound materials for a minimum distance of 15m behind the highway boundary for the full width of the access (ie/ approximately 3.7m)
3. No gates shall be erected within 15m of the highway boundary.
4. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.
5. A suitable turning facility shall be provided within the curtilage of the proposed development site to accommodate the turning movements of agricultural vehicles.
6. No 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 proposed access to intercept any such run-off.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.
3. To ensure the formation of a safe and satisfactory access.
4. To provide for the parking of vehicles clear of the highway.
5. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
6. In the interests of highway safety.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.10 (Overton) passes through the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section (contact: Sean Hanratty on Tel: 01978 729761).

JmPawl

Operational Manager Traffic & Transportation