

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0824

Your Ref: KH/P/2018/0824

Date: 25th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 347 466 The Woodhouse, Woodhouse Lane, Marchwiell, Wrexham.
Development: Construction of new agricultural building.

I refer to your consultation dated 08/10/2018 in respect of the above.

The proposed development site is located on a narrow, rural, unclassified 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 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. Visibility can be relaxed to the centerline of the road given the restricted carriageway width along this section.

The existing access is approximately 20m wide reducing to 4.8m approximately 8m behind the adjoining carriageway.

Visibility from this existing access is inadequate in the northerly direction providing a splay of 2.4 x 27m measured to the centerline of the adjoining highway and in excess of 2.4 x 33m in the southerly direction measured to the centerline of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

However, I understand that the building is purely intended to house calves and dairy cows. This is an existing access and the proposed development is considered unlikely to result in any significant increase in vehicle movements. I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Dathwa

pn Planning Control Manager