

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

FAO: Sharon Holman

Our Ref: EP/DC/PP/2018/0776

Your Ref: P/2018/0776

Date: 17th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 542 Lodge Farm, off Borrass Road, Commonwood, Wrexham.

Development: Change Of Use of Land from Agricultural to a Mixed Use for Agricultural and Practice Firing Range in Association with Field and Falcon Gun Shop and Gunsmiths.

I refer to your consultation dated 17/09/2018 in respect of the above:-

Access

The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit. The main access serving the development site is approximately 22m wide and is paved with hard bound materials.

Any proposed / existing access in this location 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 accordance with TAN 18.

Visibility from the existing access appears adequate in the westerly direction (assuming that the applicant has control of the land over which the splay crosses). Visibility in this direction is reliant on the regular maintenance of the boundary hedge along this section. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary hedge / wall / pillars fronting Smithy Lodge and the hedgerow fronting the field to the east of Smithy Lodge.

I would therefore not normally wish to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. The proposed development has the potential to increase vehicle movements through the existing access.

I understand that the applicant has control of the property / land over which the required splay would need to cross in the easterly direction and is able to provide the required splay in this direction.

The provision of these splays was conditioned as part of previous planning consents ref: P/2012/0017 (condition no. 15) and P/2014/0244 (condition 3) at the development site.

I would recommend that the applicant provides a suitably scaled plan indicating how it is proposed to provide the required visibility splays in both directions from the main access.

Parking and Turning Provision

There would appear to be adequate parking and turning provision at the site for the existing Field and Falcon Shop and for the proposed Practice Firing Range.

Providing the above detail in respect of visibility can be provided, I would have no objections to the proposed development and recommend that any permission be subject to the following condition:-

CONDITION

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038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 metres in both directions measured to the nearside edge 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.

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.20 - Holt runs from south east to north west along the access road leading to the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



 Planning Control Manager