

# MEMORANDUM

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|-----------------|---------------------------|------------------|----------------------------------|
| <b>From:</b>    | Planning Control Manager  | <b>To:</b>       | Head of Environment and Planning |
| <b>Our Ref:</b> | EP/DC/PP/2018/0429        | <b>Your Ref:</b> | MP/P/2018/0429                   |
| <b>Date:</b>    | 5 <sup>th</sup> June 2018 |                  |                                  |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 361 439 Asney Park Farm, Asney Lane, Erbistock, Wrexham.

**Development:** Erection of steel framed agricultural stock building.

I refer to your consultation dated 30/05/2018 in respect of the above.

The proposed development site is located on Asney lane which is a narrow, rural, unclassified road subject to a 40mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Asney lane is less than 4.1m in width for the majority of its length. However, there are a limited number of passing places along Asney Lane which assist the simultaneous passage of 2 no. vehicles.

Visibility at the junction of Asney Lane onto the A528 Overton Road is inadequate in both directions. Visibility in the easterly direction is approximately 2.4 x 50m measured to the centerline of the adjoining highway. Visibility can be permitted to the centerline of the road given the double white central lines along this section. Visibility is restricted by the existing hedgerow. Visibility in the westerly direction is approximately 2.4 x 33m measured to the nearside edge of the adjoining highway. Visibility is restricted in this direction in that the required splay would need to cut across 3<sup>rd</sup> party land.

As this section of the A528 is subject to a 40mph speed limit, such an access / junction would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the centerline of the adjoining highway in the easterly direction and to the nearside edge of the adjoining highway in the westerly direction in accordance with TAN 18.

Given the restricted carriageway width of Asney Lane and the lack of visibility at the junction with the A528 Overton Road, I would not normally support any proposed development that is likely to result in any significant increase in vehicle movements.

I understand that the proposed building is likely to be predominantly used to accommodate some additional livestock. However, it is considered unlikely that the proposed development will result in any significant increase in vehicle movements to / from the development site.

I would therefore have no objections to the proposed development on highway grounds.

### **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.23 - Overton passes through the development site and should not be interfered with.*



 Planning Control Manager