

MEMORANDUM



From: Service Manager Environment

To: Chief Planning Officer

Our Ref: ENV/DC/PP/2016/0194

Your Ref: KH/P/2016/0194

Date: 14th March 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 513 Bryn Villa, Hugmore Lane, Llan Y Pwll, Wrexham.

Development: Erection of a calf rearing unit

I refer to your consultation dated 03/03/2016 in respect of the above.

The proposed development site is located on Hugmore Lane which is a classified road subject to a 60mph speed limit.

Previous planning consents ref: - P/2005/0304 & P/2005/0308 for the erection of a replacement dwelling and the conversion of an existing barn included the construction of a new shared access providing visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway.

However, the existing shared access only appears to provide visibility splays of approximately 2.4 x 50m to the north and 2.4 x 200m to the south measured to the nearside edge of the adjoining highway.

The submitted application does not include details of maximum size / type of vehicle that will visit the site in respect of the proposed calving unit. No details of how such a vehicle will turn within the curtilage of the site have been provided. The existing shared access reduces in width to 4.3m and would benefit from widening if any larger vehicles are proposed to access the site.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access and would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, the site already appears to include an existing small holding and the proposed calf rearing unit may not result in any material increase in traffic through this substandard access. However, could you please ask the applicant to provide the following information :-

- Anticipated additional daily vehicle movements as a result of the proposed calving unit.
- Maximum length / size of vehicle likely to visit the site.

- Plan showing how / where such a vehicle will turn within the curtilage of the site.
- Any proposed improvements to the existing access in terms of width and available visibility.
- A scaled plan indicating the existing / proposed visibility splays from the existing access.

I await the requested information.

Supplementary Notes

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

peter van der Waart

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Service Manager Environment