

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2012/0021

Your Ref: MP/P/2012/0021

Date: 13th January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 414 Land West of Garden House, Erbistock Ferry Road, Erbistock, Wrexham.

Development: Alterations to existing agricultural buildings.

I refer to your consultation dated 12/01/2012 in respect of the above.

The proposed development site is located on Manley Hall Road which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m in the westerly direction measured to the centerline of the adjoining highway and 2.4 x 33m measured to the nearside edge of the adjoining highway in the easterly direction in which there shall be no obstruction in excess of 1.0m in height. Visibility can be relaxed to the centerline of the adjoining highway in the westerly direction given the restricted carriageway width along this section.

Visibility from the existing gated access between the existing buildings is inadequate providing splays of approximately 2.4 x 2.0m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing agricultural buildings.

The existing field access serving the development site is 3.3m wide and is gated approximately 1.1m behind the adjoining carriageway. The access is not surfaced (grassed).

I understand that it is proposed to make minor alterations to the existing buildings and utilize the land and buildings for agricultural purposes. I assume that the site already has permitted development rights for agricultural use.

As the proposed development is unlikely to result in any significant increase in vehicle movements through the existing sub-standard access, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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

Peter Domresanto

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