

MEMORANDUM

From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0835

Your Ref: PF/P/2011/0835

Date: 23rd November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 319 469 Hafod y Bwch Farm, Middle Sontley Road, Erddig, Wrexham.

Development: Installation and operation of a ground mounted photovoltaic solar array comprising 100 panels, inverters and cabling.

I refer to your consultation dated 17/11/2011 in respect of the above.

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway in the south easterly direction and 2.4 x 33m measured to the nearside edge of the adjoining highway in the north westerly direction in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway in the south easterly direction given the restricted carriageway width along this section.

I assume access to the site for both installation and maintenance of the panels will be via the existing 10m wide access serving Hafod y Bwch at the southern end of the site. I understand that this access previously served the visitor centre known as "Farm World".

Visibility from the existing / proposed access is inadequate in both directions providing splays of approximately 2.4 x 20m in the south easterly direction measured to the centerline of the adjoining highway and 2.4 x 14m in the north westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary wall either side of the access.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements through this substandard access. However, the proposed development is not considered likely to result in any significant increase in vehicle movements compared with its previous use ie/ Farm World Visitor Centre.

The access serving the development site is approximately 10m wide and is considered adequate to accommodate any construction / delivery vehicles required to install the proposed panels. I understand that both installation of the panels and any future maintenance will involve minimal vehicle movements at the site.

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.

A handwritten signature in black ink, appearing to read 'J. Paul', is written above the title 'Infrastructure Manager'.

Infrastructure Manager