

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0230	Your Ref:	MP/P/2011/0230
Date:	23 rd September 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 504 410 Redbrook Grange Barns, Redbrook Grange, Whitchurch Road, Wrexham.

Development: Conversion of barn into two residential dwellings with associated highway improvements, landscaping and external works.

I refer to your copy letter from Roger Parry & Partners dated 14/09/2011, received on 20/09/2011 in respect of the above.

Although the applicant has carried out a topographical survey, a cross sectional plan has not been included indicating what level of lateral and forward visibility is available for the new access. However, I understand that the available lateral visibility in the westerly direction is 2.4 x 115.437m which is significantly less than the requirements of the Design Manual for Roads & Bridges – Volume 6 Section 2 Part 7 TD 41/95 which requires a visibility splay of 2.4 x 215m measured to the nearside edge of the adjoining highway.

Forward visibility for vehicles approaching the proposed access from the westerly direction also appears to be inadequate due to the vertical deflection of the road. The submitted letter does not appear to state what level of forward visibility is available for vehicles approaching from the west.

The estimated 22 no. vehicle movements anticipated from the proposed 2 no. barn conversions was obtained from TRICS information. Although specific TRICS data can vary dependent on specific site characteristics, the proposed development site is not considered to be in a particularly sustainable location and there would therefore be more reliance on the use of a car(s) by the occupants of the dwellings (potentially 2 no. families). I would therefore consider the estimated number of trips to be representative.

Therefore based on the inadequate level of lateral and forward visibility at the development site, I would be unable to support the proposed development which will result in an increase in vehicle movements at the site utilizing a proposed substandard new access and continued use of an existing substandard access.



Infrastructure and Planning Manager