

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0707	Your Ref:	SEH/P/2011/0707
Date:	4 TH October 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 485 430 Bank Farm, Higher Lanes, Iscoyd, Wrexham.

Development: Erection of hay / straw store building.

I refer to your consultation dated 28/09/2011 in respect of the above.

The proposed development site is located on Higher Lanes which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical vehicle speeds of around 30mph, any proposed / existing access would normally require visibility splays of 2.4 x 43m measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing farm access is adequate in the south westerly direction providing a splay of approximately 2.4 x 100m measured to the centerline of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 31m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the farm.

Parking and turning provision at the proposed development site appears adequate.

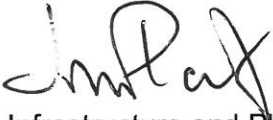
The existing farm access is approximately 20m wide reducing to 3.7m approximately 10m behind the adjoining carriageway.

I would normally therefore not wish to support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access. However, I assume that the proposed hay / straw storage building is unlikely to generate any additional movements through this existing access.

I would 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. P. A.', is positioned above the title.

Infrastructure and Planning Manager