

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2012/0002

Your Ref: SJG/P/2012/0002

Date: 11th January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 386 407 Agricultural Land, Lightwood Green Lane, Overton, Wrexham.

Development: Erection of new agricultural building for the storage of agricultural machinery and feed.

I refer to your consultation dated 05/01/2012 in respect of the above.

The proposed development site is located on the A539 Station Road which is a rural, classified road subject to a 60mph speed limit.

I understand that the proposed agricultural building will be accessed via the existing access serving the tarpaulin business off Station Road. This access is approximately 9m wide and is hard surfaced.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access appears inadequate providing splays of approximately 2.4 x 190m to the south east and 2.4 x 205m to the northwest measured to the nearside edge of the adjoining highway.

Any proposed / existing access would also normally be required to provide a forward visibility splay providing a stopping sight distance of 215m for vehicles approaching from the north west. Forward visibility approaching the proposed access is inadequate providing a stopping sight distance of 130m.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

I 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, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. I understand that the proposed building will only be used to store agricultural machinery and feed to serve the existing farming enterprise.

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.

p.p. 
Service Manager - Environment