

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0658	Your Ref:	SJG/P/2011/0658
Date:	22 nd September 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 491 Rodens Hall Farm, Rodens Hall Road, Isycoed, Wrexham.
Development: Erection of grain store (steel portal frame building).

I refer to your consultation received on 14/09/2011 in respect of the above.

The proposed development site is located on Rodens 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.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions 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 this existing field access is inadequate in both directions providing splays of approximately 2.4 x 11m measured to the centerline of the adjoining highway in both directions. Visibility is impeded in both directions by the existing hedgerow fronting the site.

The existing / proposed field access serving the development site is 6.3m wide and is gated 2.2m behind the carriageway edge. The access is currently unsurfaced.

I would normally recommend that such an agricultural access be gated at least 10m behind the adjoining highway and surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway.

Adequate parking and turning shall be provided within the curtilage of the development site.

I would normally not support any proposed development at this site that is likely to result in an increase in vehicle movements through this sub-standard access without improvements to the existing access.

However, this is an existing agricultural access and it may be considered that the proposed development is unlikely to result in any significant increase in vehicle movements at the development site compared with current vehicle movements. If this is the case, I would have no objections to the proposed grain store on highway grounds.

I would therefore recommend any permission includes the following condition :-

CONDITION

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

Public Footpath No.14 – Isycoed passes immediately to the west of the development site and should not be interfered with.



Infrastructure and Planning Manager