

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2011/0702 **Your Ref:** SEH/P/2011/0702
Date: 4th October 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 392 520 Aldersey Farm, Francis Lane, Holt, Wrexham.
Development: Use of existing ground floor residential room for facial beauty treatment.

I refer to your consultation received on 27/09/2011 in respect of the above.

The development site is located on Francis Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction above the level of the adjoining carriageway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access at the south western end of the site is inadequate in both directions providing splays of approximately 2.4 x 35m to the south west and 2.4 x 60m to the north east measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access.

The existing access serving the site is approximately 3.4m wide and cannot accommodate the simultaneous passage of 2 no. vehicles (as normally required by a shared access). A shared access of this nature would normally require a minimum width of 4.5m. The access is gated approximately 4.1m behind the adjoining carriageway.

Adequate parking and turning provision appears available within the curtilage of the development site.

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. The applicant only wishes to provide a maximum of 2 no. treatments per day which would equate to 4 no. extra vehicle movements per day through this access. I assume any permission granted could be personal to the applicant to prevent any future significant business being established at this 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, 2, 3, 4 & 5 of the supplementary notes.

Notes

NONSTD Public Footpath No.24 - Holt passes alongside the western edge of the development site and should not be interfered with.



Infrastructure and Planning Manager