

MEMORANDUM

From:	Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0735	Your Ref:	MP/P/2011/0735
Date:	14 TH October 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 413 442 The Oakhouse, Foxwood, Wallington Lane, Bangor on Dee, Wrexham.

Development: Change of use of outbuilding to separate living room accommodation (in retrospect).

I refer to your consultation dated 24/09/07 in respect of the above.

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

I understand that the development site is accessed from the existing access which serves Emral Hall Lodge.

Visibility at the existing access is inadequate in both directions providing visibility splays of approximately 2.4 x 35m to the north east and 2.4 x 80m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow either side of the access.

TAN 18 would normally require such an access to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction above the level of the adjoining carriageway.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements through 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, I understand that the proposed living accommodation is only proposed to be used on occasion by family / friends. I assume the proposed building could therefore be viewed as an anexe and could be tied to the existing dwelling. The development is therefore considered unlikely to result in any significant increase in vehicle movements.

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.

A handwritten signature in black ink, appearing to read 'J. P. W.', is positioned above the title 'Infrastructure Manager'.

Infrastructure Manager