

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0351

Your Ref: PF/P/2011/0351

Date: 1ST June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 473 Land west of and adjacent to Hollycroft, Bangor Road, Marchwiel, Wrexham.

Development: Erection of wooden field shelter and wooden pig ark (in retrospect).

I refer to your consultation dated 19/05/2011 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a classified, rural road subject to a 60mph speed limit.

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 field access is adequate in the south easterly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the north westerly access is inadequate providing a splay of approximately 2.4 x 30m measured to the nearside edge of the adjoining highway. Visibility is impeded in the north westerly direction by the existing tree / hedgerow.

The existing access appears to have been improved to provide a 3.7m wide access gated approximately 7.4m behind the adjoining carriageway. The existing access is unsurfaced. However, I would normally recommend that an access of this nature is gated at least 10m behind the adjoining highway and is surfaced with hard bound materials for at least 10m behind the adjoining highway

I would normally therefore not wish to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. However, this is an existing field access which I assume can be used to serve a limited agricultural activity. I would not envisage a development of this nature resulting in any significant increase in vehicle movements compared with its existing use.

I would therefore have no objections to the proposed development on highway grounds.

A handwritten signature in black ink, appearing to read 'J. Patel' or similar, written in a cursive style.

Infrastructure and Planning Manager