

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0579

Your Ref: SJG/P/2011/0579

Date: 16th August 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 412 450 Poplars Farm, Wallington Lane, Worthenbury, Wrexham.
Development: Erection of agricultural building.

I refer to your consultation dated 15/08/2011 in respect of the above.

The proposed development site is located on Wallington Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

There would appear to be 2 no. existing agricultural access points which currently serve the farm.

The easterly access is approximately 6m wide and is gated 2.2m behind the carriageway edge. Visibility from this existing access is adequate in the westerly direction providing a splay in excess of 2.4 x 33m measured to the centerline of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 15m measured to the centerline of the adjoining highway. Visibility is impeded in the easterly direction by the existing boundary wall.

The westerly access is approximately 5.8m wide and is gated 2.0m behind the carriageway edge. Visibility from this existing access is adequate providing splays in excess of 2.4 x 33m in both directions measured to the centerline of the adjoining highway.

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

However, these are existing agricultural accesses and it is considered that the proposed development is 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. K.', is positioned above the title.

Infrastructure and Planning Manager