

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0567

Your Ref: MP/P/2011/0567

Date: 16TH August 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 387 Trotting Mare Caravan Park, The Trotting Mare, Knolton, Overton on Dee.

Development: Extension of existing touring caravan park to provide 14 pitches and access drive.

I refer to your consultation dated 11/08/2011 in respect of the above.

The proposed development site is located on the A528 Ellesmere Road which is a classified, rural road subject to a 60mph speed limit.

Assuming speeds of 60mph, 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 proposed / existing access serving the existing public house and caravan park appears adequate providing splays compliant with TAN 18.

The existing 4.8m wide access is considered adequate to serve the proposed development site.

Parking and turning provision at the proposed development site appears adequate.

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

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

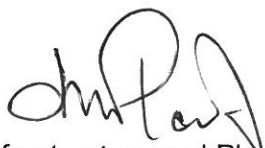
035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Note to Applicant

Public Footpath No.10 - Overton passes immediately to the north of the development site and should not be interfered with.

A handwritten signature in black ink, appearing to read 'dmf' followed by a stylized flourish.

Infrastructure and Planning Manager