

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0488 **Your Ref:** SJG/P/2010/0488
Date: 21ST June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 459 400 Hanmer Hall Farm, Hanmer, Wrexham.

Development: Steel portal frame building.

I refer to your consultation dated 14/06/2010 in respect of the above.

The proposed development site is served off a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

The farm is served by a 8m wide access which reduces to 3.6m in width approximately 5.4 m behind the adjoining highway. The access is surfaced with hard bound materials.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m to the north west measured to the nearside edge of the adjoining highway and 2.4 x 70m to the south east measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway in the south easterly direction given the restricted carriageway width.

Visibility from the existing access is inadequate in the north westerly direction providing a splay of approximately 2.4 x 6m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary wall fronting the farm.

Visibility in the south easterly direction appears adequate providing a splay of approximately 2.4 x 70m measured to the centerline of the adjoining highway.

Although I would not normally support any proposed development that would result in an increase in traffic movements through this substandard access, I assume that the proposed building will be used to accommodate existing livestock and will not result in any increase in vehicle movements.

Parking and turning facilities at the development site appear adequate.

I would 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.



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