

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0229	Your Ref:	SJG/P/2011/0229
Date:	6 th April 2011		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 515 456 Edisbury Grange, Gyfelia, Wrexham.
Development: Erection of dairy cattle feeding shed.

I refer to your consultation received on 29/03/2011 in respect of the above.

The proposed development site is located on the B5426 which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

The farm appears to have 2 no. existing accesses as follows :-

The westerly access is approximately 4.9m wide and suffers from inadequate visibility in both directions. This access currently provides visibility splays of approximately 2.4 x 150m in both directions measured to the nearside edge of the adjoining highway. Visibility is restricted in the westerly direction due to the vertical deflection of the road. Visibility in the easterly direction is impeded by the existing hedgerow.

The easterly access is approximately 6.2m wide. Visibility in the westerly direction appears adequate providing splays in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 16m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence / hedge.

I would suggest that the applicant considers setting back the existing fence and section of hedgerow to the east of the easterly access in order to maximise visibility in this direction.

I understand that the proposed feeding shed is unlikely to result in any increase in vehicle movements at the site and may even result in a reduction in vehicle movements at the site as the cows are currently attended to / located at another location away from the farm.

Assuming this to be the case. I would have no objections to the proposed development and 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.

A handwritten signature in black ink, appearing to be 'J. P. Smith' or similar, written in a cursive style.

Infrastructure and Planning Manager