

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0503

Your Ref: SJG/P/2011/0503

Date: 5th August 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 509 391 Park Farm, Fenns Bank Road, Bronington, Wrexham.

Development: Erection of portal framed building for the housing of weaned calves.

I refer to your consultation dated 21/07/2011 in respect of the above.

The proposed development site is located on a rural classified road subject to a 60mph speed limit. Although vehicles may well travel up to the speed limit from the north westerly direction, I would estimate typical speeds at being around 40mph for vehicles approaching from the south east given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in the north westerly direction and 2.4 x 120m in the south easterly direction measured to the nearside edge of the adjoining highway in accordance with TAN 18.

I understand that the proposed livestock building will be accessed via the existing access leading to the farmyard alongside the existing farmhouse at the southern end of the site. This access is approximately 3.8m wide and is hard surfaced.

Visibility from this existing access is inadequate providing splays of approximately 2.4 x 8m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

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

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, this is an existing access and 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. Mills', is positioned above the title.

Infrastructure and Planning Manager