

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0085 **Your Ref:** LB1/P/2011/0085
Date: 18th February 2011

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

Location: O. S Grid Ref: 386 407 A E Williams Ltd, Lightwood Green Lane, Overton, Wrexham.

Development: Replacement storage building with canteen and toilet facilities.

I refer to your consultation dated 10/02/2011 in respect of the above.

The proposed development site is located on the A539 Station Road which is a rural, classified road subject to a 60mph speed limit.

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 existing 12m wide access appears adequate in the north westerly direction providing a splay in excess 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the south easterly direction is inadequate providing a splay of approximately 2.4 x 38m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the development site. I would suggest that the applicant considers possible improvements to the access in terms of providing increased visibility in the south easterly direction by either lowering / removing / setting back the existing hedgerow.

Any proposed / existing access would also normally be required to provide adequate forward visibility for vehicles approaching from the north west requiring a stopping sight distance of 215m.

Forward visibility for vehicles approaching from the north west appears inadequate providing a stopping sight distance of approximately 150m.

Although I would not normally support any proposed development that would result in an increase in traffic movements through this substandard access, I understand that the proposed development is simply to replace the existing storage building with an improved facility that will also incorporate a canteen and toilet facilities. I assume that such facilities will simply provide an updated facility for the existing business / existing staff. It is therefore considered that the proposed development will not result in any increase in vehicle movements.

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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read 'J. P. N.', is positioned above the title.

Infrastructure and Planning Manager