

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0065 **Your Ref:** KH/P/2011/0065
Date: 15th February 2011

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

Location: O. S Grid Ref: 332 498 Berrylands, Homestead lane, Wrexham.
Development: Variation of condition 5 of planning appeal decision of P/2001/0343 on 12th April 2005 to allow the substitution of a temporary building in lieu of one static caravan.

I refer to your consultation dated 18/03/2009 in respect of the above.

The proposed development site is located on Homestead Lane which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the north and 30mph for vehicles approaching from the south given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in the northerly direction and 2.4 x 43m in the southerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing 4.0m wide access is adequate in the southerly direction providing a splay of approximately 2.4 x 85m measured to the nearside edge of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 19m measured to the nearside edge 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 understand that the proposed development is simply to replace the existing permitted static caravan with a replacement temporary building to provide alternative accommodation for the existing family. 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. Paul'.

Infrastructure and Planning Manager