

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2010/0906

Your Ref: SJG/P/2010/0906

Date: 15TH November 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 526 Alderney Brow, 1 Borrass Hall Court, Borrass Hall Lane, Borrass, Wrexham.

Development: Erection of garden store.

I refer to your consultation dated 02/11/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed visibility splays. It is unclear from the submitted plan whether the proposed development impedes visibility from the existing access (see note).

In the absence of the above I would recommend **refusal** for the following reason:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.

Note:

Planning consent ref: P/2003/0493 (condition no. 6) required the proposed access serving the 4 no. barn conversions to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Although visibility in the southerly direction appears adequate, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 40m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the recently planted hedgerow.

I would recommend that the applicant submits a suitably scaled plan indicating how the required splays are to be provided / maintained.

A handwritten signature in black ink, appearing to read "Jim Pant". The signature is stylized with a large, looped initial "J" and a cursive "Pant".

Infrastructure and Planning Manager