

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0453 **Your Ref:** MP/P/2011/0453
Date: 6TH July 2011

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

Location: O. S Grid Ref: 378 423 Carreg Y Ffranc, Bangor Road, Overton, Wrexham.
Development: Extension to existing agricultural farm building.

I refer to your consultation dated 04/07/2011 in respect of the above.

The proposed development site is located on the B5069 Bangor Road which is a classified, rural 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.

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

The westerly access is approximately 9m wide and is gated 5.7m back from the adjoining carriageway. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 20m to the north east and 2.4 x 12m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in the north easterly direction by the existing buildings and to the south west by the existing boundary wall / hedge.

The easterly access is approximately 6.5m wide and is gated 2.8m back from the adjoining carriageway. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 100m to the north east and 2.4 x 20m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in the north easterly direction by the existing hedgerow on the opposite side of the road and to the south west by the existing buildings.

Although I would not normally support any proposed development that would result in an increase in traffic movements through either of these substandard accesses, I understand that the proposed building is simply to improve current accommodation for existing livestock and will therefore 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, 2, 3, 4 & 5 of the supplementary notes.

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

Infrastructure and Planning Manager