

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0472

Your Ref: MP/P/2011/0472

Date: 19TH July 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 489 398 New Hall Farm, New Hall Lane, Bronington, Wrexham.

Development: Construction of general purpose cattle building.

I refer to your consultation dated 13/07/2011 in respect of the above.

The proposed development site is located on New Hall Lane which is a classified, rural road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing field access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both direction by the existing hedgerow fronting the site.

I would suggest that the applicant considers carrying out improvements to this existing access to maximize visibility in both directions ie/ cutting back the existing hedgerow.

The existing field access is approximately 4.0m wide gated approximately 2.9m behind the adjoining carriageway. The existing access is unsurfaced. However, I would normally recommend that an access of this nature is gated at least 10m behind the adjoining highway and is surfaced with hard bound materials for at least 10m behind the adjoining highway

I would normally therefore not wish to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. However, this is an existing field access which I assume can be used to serve a limited agricultural activity. I assume that the proposed building will simply be used to accommodate the existing livestock which currently occupy this field. I would therefore not envisage a development of this nature resulting in any significant increase in vehicle movements compared with its existing use.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.9 - Bronington passes immediately to the south of the development site and should not be interfered with.

A handwritten signature in black ink, appearing to read 'Mr Paul', written in a cursive style.

Infrastructure and Planning Manager