

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0302

Your Ref: MP/P/2011/0302

Date: 6TH May 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 357 464 Pool House, Overton, Marchwiel.

Development: New Vehicular Access.

I refer to your consultation dated 04/05/2011 in respect of the above.

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

The full extent of the proposed visibility splay in the northerly direction has not been demonstrated on the submitted layout plan (Drg. No. 233/01).

I understand that the applicant wishes to construct the new access approximately 45m away from the existing access in the northerly direction. However, based on the scale bar on the submitted layout plan, the proposed access would be located approximately 126m north of the existing access which I assume is incorrect.

Please ask the applicant to provide a revised layout plan of proposed access arrangements including proposed visibility splays.

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.

However, assuming that the above issues can be addressed, I would have no objections to the proposed development on highway grounds.

Infrastructure and Planning Manager