

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0988	Your Ref:	PF/P/2010/0988
Date:	2 nd December 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 412 501 Lower Hall, Lower Road, Bowling Bank, Wrexham.

Development: Erection of general purpose agricultural building.

I refer to your consultation dated 29/11/2010 in respect of the above.

The proposed development site is located on Lower Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Assuming typical vehicle speeds of around 25mph, any proposed / existing access would normally require visibility splays of 2.4 x 33m measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing gated field access is adequate in the north westerly direction providing a splay in excess of 2.4 x 33m measured to the centerline of the adjoining highway. However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 30m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. I would suggest that the applicant / farmer considers cutting back a short section of hedgerow in this direction to improve visibility.

The existing field access is approximately 6.0m wide gated at approximately 4.1m behind the adjoining carriageway. I would normally recommend that any gates are setback at least 10m behind the adjoining carriageway for such an access.

I would normally therefore not wish to support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access. However, I assume that the proposed building will be used to store feed and possible shelter for the existing livestock kept in this field and is unlikely to generate any additional movements through this existing access.

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 be 'J. Hall', written in a cursive style.

Infrastructure and Planning Manager