

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0218

Your Ref: JS/P/2011/0218

Date: 1st April 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 443 444 Lower Elms, Tallarn Green Road, Tallarn Green, Wrexham.

Development: Erection of replacement dwelling.

I refer to your consultation dated 28/03/2011 in respect of the above.

The proposed development site is located on Tallarn Green Road which is a rural, classified road subject to a 30mph speed limit.

Any proposed / existing access in this location 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..

The existing access appears to serve both Lower Elms and Elm Cottage.

Visibility from the existing shared access is inadequate in both directions providing a splay of approximately 2.4 x 9m to the north west and 2.4 x 7m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

Any proposed / existing shared access would normally require a minimum width of 4.8m and should be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

The existing access serving the development site is only 2.5m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. The access is surfaced with loose bound materials.

I would normally therefore not support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. However, as the development is simply for a replacement dwelling, there is unlikely to be in any increase in vehicle movements through this access.

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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read 'J. P. Kelly'.

Infrastructure and Planning Manager