

# MEMORANDUM



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**From:** Infrastructure and Planning Manager

**To:** Chief Planning Officer

**Our Ref:** TH/DC/PP/2011/0202

**Your Ref:** MP/P/2011/0202

**Date:** 29<sup>TH</sup> March 2011

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 365 408 Knolton Farmhouse Cheese, Oswestry Road, Overton, Wrexham.

**Development:** New build cold store building and change of use of existing unit into cold storage building and butter processing plant.

I refer to your consultation dated 16/03/2011 in respect of the above.

The proposed development site is served off the B5069 Oswestry Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require such an access to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 120m to the south west and 2.4 x 180m to the north east measured to the nearside edge of the adjoining highway.

Forward visibility for vehicles approaching the access from the north east is also inadequate providing a stopping sight distance of approximately 107m. A forward visibility splay providing a sight stopping distance of 215m would normally be required for vehicles approaching the access from the north east.

I would therefore not support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

I understand that the proposed development will involve 5 no. additional full time staff being employed at the site. Assuming, typical vehicle movements of 4 no. trips per person/ per day, this would generate in the order of 20 no. additional vehicle movements per day through this sub-standard access. It is not clear as to how many additional trips will be generated by delivery vehicles etc. as a result of this development.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. There is restricted lateral visibility at the existing access and increased use would increase the likelihood of danger to road users.
2. There is restricted forward visibility at the existing access and increased use would increase the likelihood of danger to road users.



Infrastructure and Planning Manager