

# MEMORANDUM



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**From:** Operational Manager Traffic & Transportation      **To:** Chief Planning Officer  
**Our Ref:** TH/DC/PP/2010/0779      **Your Ref:** SEH/P/2010/0779  
**Date:** 21<sup>st</sup> September 2010

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## TOWN AND COUNTRY PLANNING ACT 1990

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

**Location:** O. S Grid Ref: 382 542 Land at Lodge Farm, Commonwood, Holt, Wrexham.

**Development:** Condition no.1 of P/2010/0181 to be removed as it prevents the generation of renewable energy and condition no. 2 of P/2010/0181 to be varied to apply the restriction to cow slurry only.

I refer to your consultation dated 15/09/2010 in respect of the above.

The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require the proposed / existing access onto Borrass Road 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.

Although visibility from the existing access appears adequate in the westerly direction assuming the applicant has control of the land in this direction, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 85m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the boundary hedge fronting Smithy Lodge.

As visibility from the existing access is inadequate, I would therefore not normally support any proposal that would result in any increase in traffic generation utilising this inadequate access.

I understand that it is intended to grow additional crops which will be processed by the digesting unit in order to increase the generation of renewable energy at the site. As the proposed development is therefore likely to result in an increase in traffic generation through this inadequate access I would recommend that the application be **REFUSED** for the following reason:-

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

### 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.20 - Holt runs from south east to north west along the access road leading to the development site and should not be interfered with.*

A handwritten signature in black ink, appearing to read 'M. Patel', is written over the printed title.

Operational Manager Traffic & Transportation