

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0091

Your Ref: SJG/P/2011/0091

Date: 18TH February 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 437 Old Hall Farmhouse, Eyton, Wrexham.

Development: Conversion of redundant barn to dwelling.

I refer to your consultation dated 14/02/2011 in respect of the above.

The proposed development site is located on the A528 Overton Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although visibility from the existing access onto the A528 Overton Road is adequate in the northerly direction (subject to the regular maintenance of the hedgerow), visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 80m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow along this section.

I assume that the applicant has no control of the hedge / field over which the required visibility splay would need to be provided.

The shared access track leading to the development site is approximately 2.4m wide for the majority of its length and cannot accommodate the simultaneous passage of 2 no. vehicles. I would suggest that any proposed development off this unadopted track includes the construction of suitable passing places to assist vehicle movements.

The existing shared access is surfaced with loose bound materials which could potentially spill onto the classified highway. I would therefore recommend that the first 10m of the access is surfaced using hard bound materials ie/ bituminous macadam.

Suitable parking and turning facilities would need to be provided within the curtilage of the development site.

I would normally 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.

However, if the applicant was able to obtain agreement with the landowner of the field / hedge to the south of the existing access to provide the required visibility in perpetuity then further consideration could be given to this development.

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. Patel' or similar, written in a cursive style.

Infrastructure and Planning Manager