

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0473 **Your Ref:** PF/P/2010/0473
Date: 10TH June 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 397 504 Barn Cottage, Bowling Bank, Wrexham.

Development: Erection of dwelling and attached garage (revised scheme design to that previously approved and commenced under code no. ISY 16489 and ISY 17939).

I refer to your consultation dated 03/06/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed visibility splays.

In the absence of the above I would recommend **refusal** for the following reason:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.

Note:

The proposed development site is located on the B5130 which is a rural, classified road subject to a 60 mph speed limit. However, I would estimate typical vehicle speeds along this section at being around 40mph given the geometry of the road and the change in speed limit from 30mph to 60mph immediately to the south of the development site.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m 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 in accordance with TAN 18.

I would recommend that the existing sub-standard access at the northern end of the site is permanently closed up (inc.footway reinstated to full height construction) as part of any development. This has not been indicated on the submitted layout plan.

A handwritten signature in black ink, appearing to read "Jim Paul". The signature is fluid and cursive, with a large initial "J" and a stylized "P".

Operational Manager Traffic & Transportation