

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0875

Your Ref: P/2010/0875

Date: 16 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3540 5690 Rossett House nursery, Llay Road, Rossett
Development: Extension of existing car park into adjacent agricultural land.

I refer to your consultation dated 20 October 2010 in respect of the above site.

The development site has an existing access on to a classified highway subject to a 50 mph speed limit for which TAN 18 recommends visibility splays of 2.4 x 160m. To the east visibility is acceptable but to the west visibility is currently restricted to approximately 2.4 x 45m by a number of bushes, hedges, trees and a telegraph pole along the front boundary of the site. It is not possible to achieve the recommended visibility in a westerly direction in land under the control of the applicant.

If this proposal or any future proposal was likely to generate a significant level of additional traffic through the existing access I would raise highway safety concerns.

However given that the extension to the car park is unlikely to generate any more than a nominal increase in traffic generation then I advise you that I do not intend to make any highway recommendations in this instance.

Infrastructure and Planning Manager