

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0781 **Your Ref:** KH/P/2010/0781
Date: 3rd November 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 429 463 Woodland west of Lower Lodge, Frog Lane, Worthenbury.

Development: Erection of building for bottling & packing of mineral water.

I refer to your consultation received on 02/11/2010 in respect of the above.

The development site is located on the B5069 Wrexham Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40 – 50mph along this section given the geometry of the road.

Assuming typical speeds of 50mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 160m 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 proposed access appears adequate providing splays of approximately 2.4 x 190m to the south west and 2.4 x 206m to the north east measured to the nearside edge of the adjoining highway.

Any proposed shared access shall be a minimum width of 4.8m for at least 10m behind the highway boundary and shall be surfaced with hard bound materials (ie/ bituminous macadam) for at least 10m behind the highway boundary. No gates shall be erected within 10m of the highway boundary.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the proposed access to intercept such run-off.

Adequate parking and turning facilities at the proposed development site shall be provided to the satisfaction of the Planning Authority.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

1. The proposed access shall provide / maintain visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

2. The proposed shared access shall be a minimum width of 4.8m for at least 10m behind the adjoining highway (see note).
3. The proposed access shall be surfaced using hard bound materials for a minimum distance of 10m behind the highway boundary.
4. No gates shall be erected within 10m of the highway boundary. Any gates shall open into the development site.
5. No private surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the proposed access to intercept such run-off.
6. Adequate parking provision shall be provided at the proposed development site in accordance with LPGN 16.
7. Suitable turning facilities shall be provided within the curtilage of the development site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. To ensure the formation of a safe and satisfactory access.
5. In the interests of highway safety.
6. To provide for the parking of vehicles clear of the highway.
7. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Notes:

- *In order to construct the new access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Stephen Jones on Tel: 01978 729690.*
- *Public Footpath No.1 - Worthenbury passes to the south of the development site and should not be interfered with.*

A handwritten signature in black ink, appearing to read 'J. P. Smith' or similar, written in a cursive style.

Infrastructure and Planning Manager