

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0690 **Your Ref:** PF/P/2010/0690
Date: 16TH August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 412 402 Land adjacent to Elm Cottage, 9 to 10 Vicarage Lane, Penley, Wrexham.

Development: Outline application for erection of dwelling.

I refer to your consultation dated 11/08/2010 in respect of the above.

The proposed development site is located on Vicarage Lane which is a rural, classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although it would appear possible to construct an access to serve the proposed dwelling which could provide the required visibility in the southerly direction, it does not appear possible to provide the required visibility in the northerly direction. Visibility in this direction is impeded by the existing hedgerow fronting the adjoining property (The Hollies). The required splay would also appear to cut across land under 3rd party control.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

It appears impracticable within the curtilage of the proposed development site to construct an access with the classified road which would provide sufficient visibility for vehicles emerging from the site.

However, if the applicant were to submit a suitably scaled layout plan demonstrating how the required splays could be provided from the proposed access serving the new dwelling, then further consideration could be given to this application.

The applicant may wish to consider carrying out improvements to the existing access serving Elm Cottage in order to provide a suitable shared access to serve both the existing and proposed dwellings.

John LaX

JL Operational Manager Traffic & Transportation