

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0563 **Your Ref:** MP/P/2010/0563
Date: 21ST July 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 467 Land south of Pickhill Lane, Cross Lanes, Wrexham.

Development: Outline application for construction of two dwellings.

I refer to your consultation dated 06/07/2010 in respect of the above.

The proposed development site is located on a rural, 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. The submitted layout plan (Drg.No. 10-032(PL)100) does not indicate how the required visibility splays are to be provided within land under the applicants control.

Based on assumed speeds of 60mph, it does not appear possible to provide adequate visibility from the proposed access. There are also a number of trees along the site frontage which would inevitably impede visibility. However, the applicant may wish to carry out a speed survey along this section to determine 85th percentile speeds.

There would appear to be a significant difference in levels between the proposed site and the adjoining highway. Consideration will need to be given to the proposed gradient of the access.

Such a development would normally require the provision of a 2.0m wide footway along the site frontage. However, no footway provision has been proposed on the submitted layout plan.

The existing access serving the paddock at the south west corner of the site currently suffers from inadequate visibility providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in the south westerly direction by the existing hedgerow / fence and by the existing tree / hedgerow in the north easterly direction. The proposed development does not make any attempt to improve visibility from this existing access.

Public footpath no. 10 (Sesswick) appears to pass through the development site. However, the submitted layout plan does not indicate how this existing footpath will be accommodated within the curtilage of the site..

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

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

Note to Applicant:

Public Footpath No.10 - Sesswick passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Harratty on Tel: 01978 729761.



Operational Manager Traffic & Transportation