

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0784 **Your Ref:** MP/P/2010/0784
Date: 24th September 2010

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

Location: O. S Grid Ref: 484 408 Bank Farm, Whitchurch Road, Little Green, Bronington, Wrexham.

Development: Covered Manure Store

I refer to your consultation dated 22/09/2010 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access in this location 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 which there shall be no obstruction in excess of 1.0m in height in accordance with TAN 18.

Although the farm currently has 3 no. access points, I understand that all vehicle movements associated with the composting operation are through the most westerly access.

Visibility from the existing access appears adequate providing splays in excess of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway. Visibility in the easterly direction is however reliant on the regular maintenance of the boundary hedge fronting the development site.

The existing westerly access is approximately 9.0m wide and is gated at 3.3m behind the adjoining carriageway. The access is surfaced with loose, unbound material. I would normally recommend that such an access is surfaced with hard bound materials for at least 10m behind the highway boundary with any gates being setback at least 10m behind the adjoining highway in the interests of highway safety.

However, it is unlikely that the proposed development will result in any increase in vehicle movements at the development site and I would therefore have no objections to the development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'J. H. Lee' or similar, written in a cursive style.

Operational Manager Traffic & Transportation

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