

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0708 **Your Ref:** PF/P/2010/0708
Date: 18TH August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 396 404 Higher Penley Farm, Higher Penley, Penley, Wrexham.
Development: Construction of agricultural farm building.

I refer to your consultation dated 17/08/2010 in respect of the above.

The proposed development site is located on the A539 Overton to Penley Road which is 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.

Visibility from the existing farm access is inadequate in both directions providing splays of approximately 2.4 x 30m to the north west and 2.4 x 17m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the development site. I would suggest that the applicant considers improving visibility at this access assuming that he has control of the hedgerow either side of the access.

The existing access is approximately 3.6m wide and is gated at 5.8m behind the adjoining carriageway. I would normally recommend that such an access is improved to provide a minimum access width of 4.8m with no gates being erected within 15m of the carriageway edge.

However, although I would not normally support any proposed development that would result in an increase in vehicle movements through this substandard access I assume that the proposed development is unlikely to result in any increase in vehicle movements.

I would therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "J. Paul".

Operational Manager Traffic & Transportation