

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2010/0504

Your Ref: MP/P/2010/0504

Date: 05 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 397 504 Land adjoining 4 Marshley, Isycoed, Wrexham

Development: Submission of reserved matters pursuant to outline planning permission code no. P/2007/0476 (Access, appearance, landscaping, layout & scale) for the erection of 1 dwelling, construction of new vehicular access and pedestrian access and associated site drainage works.

Further to your consultation dated 17/06/2010 and submission of revised layout plan received on 04/08/2010 in respect of the above, I comment as follows:-

The proposed development site is located on the B5130 which is a classified road subject to a 60mph speed limit although I would estimate typical vehicle speeds along this section at being around 50mph given the geometry of the road.

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.

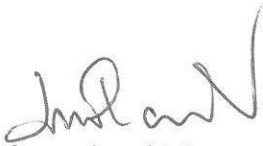
However, the submitted layout plan does not adequately demonstrate how the proposed visibility splays are to be achieved. Although it would appear possible to achieve the required visibility splay in the south easterly direction, it does not appear possible to provide adequate visibility in the north westerly direction.

The required visibility splay from the proposed access in the north westerly direction appears to cross an area of land that is in 3rd party control. However, I assume this could be resolved by agreement with the adjoining landowner.

There would also appear to be an existing mature oak tree located in the verge fronting nos. 3 & 4 Marshley which significantly impedes visibility from the proposed access in the north westerly direction. Although it would appear possible to provide a splay of approximately 2.4 x 80m measured to the nearside edge in front of the oak tree, approximately 80m of clear visibility is lost beyond this point because of the tree which is considered unacceptable.

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.


Operational Manager Traffic & Transportation