

# MEMORANDUM



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|-----------------|----------------------------------------------|------------------|------------------------|
| <b>From:</b>    | Operational Manager Traffic & Transportation | <b>To:</b>       | Chief Planning Officer |
| <b>Our Ref:</b> | TH/DC/PP/2010/0292                           | <b>Your Ref:</b> | KH/P/2010/0292         |
| <b>Date:</b>    | 3 <sup>rd</sup> June 2010                    |                  |                        |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** Clwtt Farm, Gyfelia, Wrexham.

**Development:** Conversion of farm buildings to 3 no. dwellings and alteration to existing vehicular and pedestrian access (renewal of existing planning approval RUA P/2004/0763).

I refer to your consultation dated 13/04/2010 in respect of the above.

The proposed development site is located on the B5426 which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph for vehicles approaching from the north west and 50mph for vehicles approaching from the south east given the geometry of the road.

Any proposed / existing access / junction would normally be required to provide visibility splays of 2.4 x 120m to the north west and 2.4 x 160m to the south east measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The proposed development site is served off an unadopted lane. Visibility at the junction of the unadopted lane with the B5426 is inadequate in both directions providing splays of approximately 2.4 x 11m to the north west and 2.4 x 15m to the south east measured to the nearside edge of the adjoining highway.

I would therefore recommend that this junction is improved to provide visibility splays of 2.4 x 120m to the north west and 2.4 x 160m to the south east measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Adequate parking and turning facilities shall be provided within the curtilage of the development site.

The existing unadopted lane serving the development site is typically 3.0m wide for the majority of its length with no formal passing places. I would suggest that consideration is given to providing a suitable passing place between the junction with the B5426 and the proposed development site to facilitate the simultaneous passage of 2 no. vehicles.

I would therefore recommend any permission include the following conditions:-

## CONDITIONS

1. The proposed access onto the B5426 Johnstown to Bangor Road shall provide visibility splays of 2.4 x 120m to the north west and 2.4 x 160m to the south east measured to the nearside edge of the adjoining highway in accordance with TAN 18. These splays shall be provided prior to the first occupation of any of the units and retained thereafter.
2. Parking provision at the proposed development site shall be in accordance with LPGN 16.
3. Suitable turning facilities shall be provided within the curtilage of the site.

## REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

## Supplementary Notes

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

## Note

Public bridleway – Ruabon no. 126 runs along the unadopted lane and should not be interfered with. I would recommend that the applicant discusses the proposed development with our Public Rights of Way Section (Tel: 01978 729761).



Operational Manager Traffic & Transportation

