

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0458 **Your Ref:** PF/P/2010/0458
Date: 7th June 2010

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

Location: O. S Grid Ref: 385 531 Redways, Commonwood Road, Commonwood, Wrexham.
Development: Removal of corrugated structure and replace with double garage and stable.

I refer to your consultation received on 28/05/2010 in respect of the above.

The proposed development site is located on a narrow, rural unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the centreline of the adjoining highway in accordance with TAN 18. Visibility can be permitted to the centreline of the adjoining highway given the restricted carriageway width along this section.

Visibility at the existing access appears adequate providing splays in excess of 2.4 x 70m in both directions measured to the centreline of the adjoining highway.

Access, parking and turning arrangements at the development site appear adequate.

I assume that the proposed stable is for personal use only and will be restricted accordingly. I would therefore have no objections to the proposed development and would recommend any planning permission include the following conditions:-

CONDITIONS

1. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.
2. Suitable turning facilities shall be provided within the curtilage of the development site.

REASONS

1. To provide for the parking of vehicles clear of the highway.

2. 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, 3, 4 & 5 of the supplementary notes.



Operational Manager Traffic & Transportation