

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0181 **Your Ref:** SEH/P/2010/0181
Date: 23rd March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 542 Lodge Farm, Commonwood, Holt, Wrexham.

Development: Removal of condition no. 6 and variation to condition nos. 3 & 10 of planning permission code no. P/2009/0476 to allow the continued movement of farm yard muck and arable waste by the road network and the pumping of slurry via an umbilical pipeline from Lower Park Farm to Lodge Farm and for additional time to be given so that the slurry storage can be assessed over a longer time period.

I refer to your consultation dated 15/03/2010 in respect of the above.

The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require the proposed / existing access onto Borrass Road 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.

Visibility from the existing access is inadequate and I would therefore not normally support any proposal that would result in any increase in traffic generation utilising this inadequate access.

However, I assume the movement of farm yard muck and arable waste will not result in any increase in traffic movements through the existing substandard access than would normally be experienced at the farm

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

Note to Applicant:

Public Footpath No.20 - Holt runs from south east to north west along the access road leading to the development site and should not be interfered with.


R Operational Manager Traffic & Transportation