

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0381 **Your Ref:** SEH/P/2010/0381
Date: 13th May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 324 451 Moreton Farm, Gyfelia, Wrexham.

Development: Erection of milking parlour / collecting yard and grain silo.

I refer to your consultation dated 06/05/2010 in respect of the above.

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the farm is inadequate in both directions providing splays of approximately 2.4 x 10m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access.

Access to the farm is via a 750m long, 2.9m wide concrete track. However, the first 7m of the access surface is deteriorating with loose bound materials spilling onto the adjoining highway. I would suggest that the first section of the access is re-surfaced with hard bound materials (ie/ bituminous macadam) in the interests of highway safety.

Given the restricted visibility at the existing access, I would not normally support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access.

However, I assume that the proposed development is simply an upgrade of the existing facilities on site and is unlikely to result in any significant increase in vehicle movements to / from the development site.

I would therefore have no objections to the proposed development 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.112 - Ruabon passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.



PP. Operational Manager Traffic & Transportation