

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0356 **Your Ref:** JGK/P/2010/0356
Date: 12TH May 2010

LAND COMPENSATION ACT 1961 – SECTION 17

Location: Land to north of A534 and west of Gredington Arms Public House, Holt Road, Llan y Pwll, Wrexham.

Development: Certificate of appropriate alternative development for the extraction of sand and / or gravel.

I refer to your consultation dated 28/04/2010 in respect of the above.

The proposed development site is located on the A534 Holt Road which is a busy classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions in accordance with TAN 18.

Any proposed / existing access would also normally be required to provide adequate forward visibility splays for vehicles approaching from the east providing a stopping sight distance of 215m.

Given the restricted frontage of the proposed development site along this section of Holt Road, it does not appear possible to provide the required visibility splays. I would therefore not be able to support any application for a new access to serve the development site along this section.

However, if the proposed development were to utilise the existing splayed access currently serving the quarry onto Holt Road then I would require further details relating to existing / proposed vehicle movements and would request either a Transport Statement or Transport Assessment dependent on the scale of the operations to assess the adequacy of the existing access.

If any submitted Transport Statement or Transport Assessment concluded that there wouldn't be any significant increase in vehicle movements through the existing access as a result of this development, then it is unlikely that I would raise any objections on highway grounds.



Operational Manager Traffic & Transportation