

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0864	Your Ref:	SJG/P/2009/0864
Date:	26 th October 2009		

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

Location: **O. S Grid Ref:** 361 427 Bryn Y Pys Home Farm, Wrexham Road, Overton, Wrexham.
Development: **Change of use of part of stock shed (building no. 9) for storage and light industrial use.**

I refer to your consultation dated 22/10/09 in respect of the above.

The development site accesses onto the A539 Overton Road which is a 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 measured to the nearside edge of the adjoining highway in accordance with TAN 18. Although visibility from the proposed access is adequate in the westerly direction, visibility in the easterly direction is impeded by the existing sign advertising "Industrial Units for Let". Visibility in this direction is restricted by this sign to approximately 2.4 x 60m measured to the nearside edge of the adjoining highway. This issue was also raised in my memo dated 15/05/2009 in relation to planning application ref: P/2009/0377. I would recommend that this sign is re-located behind the required visibility splay.

The existing / proposed access has recently been widened / resurfaced and appears adequate to accommodate the turning movements of a rigid HGV (approximately 9.5m long) which is the typical size of vehicle visiting the site. A number of passing places have also been provided along the internal access road to accommodate the simultaneous passage of 2 no. vehicles.

Parking provision at the proposed development site appears satisfactory and satisfies the requirements of LPGN 16.

Appropriate turning facilities shall be provided within the curtilage of the development site that can accommodate the movements of a rigid HGV.

I would therefore recommend that any permission be subject to the following conditions:-

CONDITIONS

1. The access serving the development site shall 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.

2. Parking provision at the proposed development site shall be in accordance with LPGN 16.
3. A suitable turning facility to accommodate the turning movements of a rigid HGV shall be provided within the curtilage of the development site
4. No surface water run off shall be permitted to flow from the development site onto the adjoining highway (A539). An Aco drain or similar shall be constructed across the proposed access to intercept any such run off.

REASONS

1. To ensure that adequate visibility is provided 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 traffic safety.
4. 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