

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0904	Your Ref:	CB/P/2009/0904
Date:	19 th November 2009		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 568 63 Harwoods Lane, Rossett, Wrexham.

Development: Demolition of single storey extension and erection of replacement single storey extension.

I refer to your consultation dated 18/11/09 in respect of the above.

The proposed development site is located on a rural, unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 33m 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 in both directions providing splays of approximately 2.4 x 3m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site.

Parking provision at the proposed development site appears adequate.

As the proposed development is purely for a replacement single storey extension, I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Mr. Paul

Operational Manager Traffic & Transportation