

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0158 **Your Ref:** LB1/P/2010/0158
Date: 9TH March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 534 8 Millfield, Francis Lane, Holt, Wrexham.

Development: Relaxation of condition no. 12 of P/2004/1554 to allow re-location of fence.

I refer to your consultation dated 04/03/2010 in respect of the above.

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

Previous planning consent ref: P/2004/1554 for the Millfield development included condition no.5:-

The proposed access onto Francis Road shall have a visibility splay of 4.5 x 45m in a south westerly direction measured to the centerline of the adjoining carriageway within which there shall be no obstruction to visibility exceeding one metre above the adjoining carriageway.

This splay relates to previous requirements of TAN 18 based on assumed speeds of 25mph. With the introduction of Manual for Streets, this splay is no longer required. Manual for Streets would currently require a splay of 2.4 x 33m measured to the centerline of the adjoining highway in the south westerly direction.

However, it would appear that the proposed fence would still maintain the original visibility splay (4.5 x 45m) from the Millfield / Francis Lane junction in the south westerly direction as required by planning consent ref: P/2004/1554 and would not require the relaxation of the above condition.

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, 3, 4 & 5 of the supplementary notes.


PP Operational Manager Traffic & Transportation