

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer
 Our Ref: TH/DC/PP/2009/0899 Your Ref: CB/P/2009/0899
 Date: 9th November 2009

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

Location: O. S. Grid Ref: 390 546 Plas Devon Farmhouse, Rossett Road, Commonwood, Wrexham.

Development: Erection of 1 no. field shelter and 1 no. garden shed (in retrospect).

I refer to your consultation dated 03/11/09 in respect of the above.

The proposed development site is located on the B5102 Rossett 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 21.5m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 16.

Visibility from the existing access serving the development site is adequate in the south easterly but inadequate in the north westerly direction. Visibility in the north westerly direction is approximately 2.4 x 120m measured to the nearside edge of the adjoining highway.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements through an existing substandard access.

I would normally therefore recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility onto the classified road and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed stables and food store are only intended for domestic / personal use and will not be used for commercial purposes. This is supported by the Design & Access Statement which indicates that the application is to allow the keeping of horses and pygmy goats on the land of Plas Devon Farmhouse for leisure purposes. As the proposed development is therefore unlikely to generate any increase in traffic movements, I would recommend that any permission be subject to the following condition:-

CONDITION

1. The proposed development shall be restricted to personal / domestic use and shall not be used for commercial purposes.

REASON

1. In the interest 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