

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0364	Your Ref:	SJG/P/2010/0364
Date:	11 TH May 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 361 404 The Byre, Gwalia Farm, Oswestry Road, Overton on Dee, Wrexham.

Development: Conversion of redundant agricultural building to dwelling.

I refer to your consultation dated 30/04/2010 in respect of the above.

Access to the proposed development site is off a narrow, unclassified road subject to a 60mph speed limit. However, I would consider vehicles to be travelling at no greater than 30mph along this section given the geometry of the road.

The proposed / existing access shall provide / maintain the existing level of visibility currently available providing splays of 2.4 x 70m to the south measured to the centerline of the adjoining highway and 2.4 x 36m to the north measured to the nearside edge of the adjoining highway up to the junction with the B5069 Oswestry Road. Visibility can be relaxed to the centerline of the adjoining highway in the southerly direction given the restricted width of the carriageway in this direction.

I understand that the existing / proposed access already provides access to the previously converted byre / stable and occasional farm traffic. Although the existing access is surfaced with hard bound materials, it would benefit from re-surfacing.

I would therefore recommend that the existing access is re-surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway.

Adequate parking and turning facilities shall be provided within the curtilage of the development site.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. The proposed / existing access shall provide / maintain visibility splays of 2.4 x 70m to the south measured to the centerline of the adjoining highway and 2.4 x 36m to the north measured to the nearside edge of the adjoining highway up to the junction with the B5069 Oswestry Road in accordance with TAN 18.

2. The proposed / existing access shall be re-surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway.
3. Parking provision at the proposed development site shall be in accordance with LPGN 16.
4. Suitable turning facilities shall be provided within the curtilage of the site.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.
3. To provide for the parking of vehicles clear of the highway.
4. To ensure that reversing by vehicles into and from the highway is rendered unnecessary 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