

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0239 **Your Ref:** SJG/P/2010/0239
Date: 30th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 422 399 Land at Halghton Lane, Judsons Meadow, Penley, Wrexham.

Development: Erection of agricultural building for the housing of livestock and fodder.

I refer to your consultation dated 23/04/2010 in respect of the above.

The proposed development site is served off Halghton Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Access to the proposed building would be via the existing farmyard access at the eastern end of the site. This access is approximately 7m wide and is surfaced with hard bound materials.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is adequate in the north easterly direction providing a splay in excess of 2.4 x 150m measured to the centerline of the adjoining highway. Visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 27m measured to the centerline of the adjoining highway. Visibility in this direction is impeded by the existing boundary wall and pillars.

Although I would not normally support any proposed development that would result in an increase in traffic movements through this substandard access, I assume that the proposed building will be used to accommodate existing livestock including fodder and will not result in any increase in vehicle movements.

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

CONDITIONS

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.

2. A suitable turning facility shall be provided / maintained to facilitate the turning movements of agricultural vehicles within the curtilage of the development site.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of traffic safety.

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