

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2010/0151

Your Ref: LB1/P/2010/0151

Date: 08 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 394 482 Pickhill Bridge Farm, Pickhill, Cross Lanes, Wrexham.

Development: Continuation of siting of static caravan for agricultural purposes (non-residential).

I refer to your consultation dated 02/03/2010 in respect of the above.

The proposed development site is located on the B5130 which is a 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.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 90m 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 being approximately 2.4 x 12m to the north east and 2.4 x 25m to the south west measured to the nearside edge of the adjoining highway. Although, the existing access suffers from inadequate visibility and would not benefit from an increase in traffic generation, I would not expect this development to result in an increase in traffic movements through this substandard access.

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.

Operational Manager Traffic & Transportation