

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0204 **Your Ref:** SJG/P/2010/0204
Date: 12th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 377 513 Bryn Villa, Hugmore Lane, Llan Y Pwll, Wrexham.

Development: Agricultural building for storage of hay / livestock.

I refer to your consultation dated 22/03/2010 in respect of the above.

The proposed development site is located on Hugmore Lane which is a classified road subject to a 60mph speed limit.

Previous planning consents ref: - P/2005/0304 & P/2005/0308 for the erection of a replacement dwelling and the conversion of an existing barn included the construction of a new shared access providing visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway.

However, the existing shared access only appears to provide visibility splays of approximately 2.4 x 90m to the north and 2.4 x 200m to the south 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 utilising this substandard access and would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, in terms of the proposed development itself, I understand that the proposed building is purely for storage / accommodation of feed and for existing animals already on site. It is therefore assumed that there will be no material increase in traffic through this substandard access. Assuming that this is the case, I would have no objections to the proposed development 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