

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0286 **Your Ref:** MP/P/2010/0286
Date: 27TH April 2010

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

Location: O. S Grid Ref: 373 467 The Kiln, Kiln Lane, Cross Lanes, Wrexham.

Development: New vehicular access and boundary walls with detached stable block, garage and ménage.

I refer to your consultation dated 12/04/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed visibility splays at the development site.

It is unclear as to whether it is proposed to close up the existing access serving the house (ex-public house) at the eastern end of the site and / or newly constructed field access located at the western end of the site.

In the absence of the above I would recommend **refusal** for the following reasons:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.

Note:

Visibility from the existing pub entrance is only approx. 2.4 x 5m in the easterly direction. Visibility is impeded in this direction by the new brick pillar associated with next door (Primrose Cottage) and the picket fence and shrubbery erected / planted along the front garden of Primrose Cottage. Planning consent ref: P/2007/0708 at Primrose Cottage previously conditioned the provision of visibility splays of 2.4 x 40m to the west and 2.4 x 120m to the east measured to the nearside edge.

These splays have clearly not been provided from this access and therefore significantly impede visibility from the existing pub access (The Kiln).

I assume enforcement action will be taken to enforce the above visibility condition from the access serving Primrose Cottage. I assume this will then provide a 2.4 x 120m splay from the existing pub access in the easterly direction.

If the above issue is addressed, it may well be considered that the existing access to the east of the The Kiln is the preferred access to serve the dwelling and ménage / stables with the existing field access being closed up.

A handwritten signature in black ink, appearing to read "J. M. Paul". The signature is fluid and cursive, with a large loop at the end.

Operational Manager Traffic & Transportation