

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2020/0274 **Your Ref:** SJG/P/2020/0274
Date: 30th July 2020

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

Location: O. S Grid Ref: 290 411 Flat at Ty Maen Farm Barn, TY Maen Farm, Pentre, Chirk.

Development: Removal of condition 2 (Occupancy Restriction) of Planning Permission P/2014/0752.

I refer to your consultation dated 20/07/2020 in respect of the above.

The proposed development site has an existing access onto the B5605 which is a classified road subject to a 50mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. The existing access suffers with sub-standard visibility providing splays of approximately 2.4 x 7m to the south and 2.4 x 15m to the north measured to the nearside edge of the adjoining highway.

There appears to be adequate parking and turning provision within the curtilage of the site.

I would therefore not normally be able to support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access. On this basis, I would be unable to support the proposed development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical