

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0536 **Your Ref:** MRJ/P/2019/0536
Date: 24th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 489 393 Field North West of The Old Vicarage, Moss Lane, Bronington, Wrexham.

Development: Erection of agricultural storage barn.

I refer to your consultation dated 22/07/2019 in respect of the above.

The proposed development site is located on the A495 Ellesmere Road which is a rural, classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The existing access is approximately 4.3m wide and is gated 3.3m behind the adjoining carriageway. The access is surfaced with hard bound materials. I assume that the proposed agricultural storage barn will be accessed via the existing hard paved access track inside the site.

Visibility from this existing access is inadequate providing splays of approximately 2.4 x 18m in the westerly direction and 2.4 x 7m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / vegetation.

I would therefore not normally support any proposed development that is likely to result in any significant increase in vehicle movements utilising this substandard access.

For an agricultural access in this location, I would typically recommend the following:-

- Visibility splays of 2.4 x 120m in both directions in accordance with TAN 18.
- Minimum 4.8m wide access
- Any gates setback a minimum distance of 10m behind the adjoining highway.
- Access paved with hard bound materials for minimum distance of 10m behind highway boundary.
- Adequate parking & turning provision (tractor plus trailer).

It would appear that the applicant has scope / control of the land to provide the above improvements.

No details of the existing / proposed daily vehicle movements at the site have been provided. I would suggest that this information is provided.

However, this is an existing access and the proposed development may not be considered to result in any significant increase in vehicle movements. If this is the case, then I would not make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Chief Officer, Environment & Technical