

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0620 **Your Ref:** SEH/P/2019/0620
Date: 3rd September 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 445 Crymbal Farm, Crabtree Green, Wrexham.

Development: Extension to existing agricultural building.

I refer to your consultation dated 20/08/2019 in respect of the above.

The proposed development site is located on a rural, 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.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the road given the restricted carriageway width along this section.

Visibility from the existing access is adequate in the southerly direction proving a splay in excess of 43m measured to the centerline of the adjoining highway. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 28m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow.

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

However, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. 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, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.4 - Erbistock passes through the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Peter Dooherwaite

PD Chief Officer, Environment & Technical