

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0384	Your Ref:	MP/P/2017/0384
Date:	24 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 394 510 Whitefield Cottage, Ridleywood Road, Ridleywood, Wrexham.

Development: Erection of detached double garage (in retrospect).

I refer to your consultation dated 16/05/2017 in respect of the above.

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

Assuming speeds of 40mph, 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.

Visibility from the existing access serving the development site is adequate in the westerly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 65m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow.

I would not normally support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access.

The existing access serving the proposed development site is approximately 3.9m wide and is surfaced with hard bound materials. The access is gated approximately 3.8m behind the adjoining carriageway.

Assuming that the proposed garage will only be used to house existing machinery / vehicles already on site and will not result in any significant increase in vehicle movements at the site, 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, 2, 3, 4 & 5 of the supplementary notes.

Peter Oosthuizen

at Service Manager Environment