

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0607 **Your Ref:** PF/P/2017/0607
Date: 9th August 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 518 Llan y Pwll Farm, Holt Road, Wrexham.

Development: Demolition of former agricultural buildings and erection of replacement building for private (hobby) use with associated change of use.

I refer to your consultation dated 20/07/2017 including revised layout plan in respect of the above.

The proposed development site is located on Holt Road which is a rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Based on assumed speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay 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 / proposed access appears adequate in the easterly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 25m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the development site.

I would therefore not normally wish to support any development that is likely to result in any significant increase in vehicle movements utilizing this existing sub-standard access. However, I understand that the applicant intends to store old / vintage buses in the proposed building as a hobby for private use only. I therefore assume that the proposal would not take the form of a business and would therefore not result in any significant increase in vehicle movements compared with the existing agricultural use. I assume a suitable condition will be imposed to limit / restrict any potential business use.

The existing / proposed access is approximately 9m wide reducing to 3.5m wide at a point 5.3m behind the adjoining carriageway. The access is gated at approximately 5.3m behind the adjoining highway. The access is surfaced with hard bound materials.

There would appear to be sufficient parking and turning space within the curtilage of the existing site to accommodate agricultural vehicles and any proposed buses are also likely to be able to turn within the curtilage of the site.

I would therefore have no objections to the proposed development on highway grounds and recommend any permission include the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

Supplementary Notes

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

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pu Service Manager Environment