

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0113

Your Ref: MP/P/2017/0113

Date: 14th February 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 474 409 The Holding, Hanmer Road, Eglwys Cross, Wrexham.

Development: Demolition of 2 no. Buildings and Erection of New Building For Honey Production.

I refer to your consultation dated 13/02/2017 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m 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 appears adequate in the westerly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction appears inadequate providing a splay of approximately 2.4 x 160m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing building fronting the development site.

The existing access is approximately 4m wide and is gated 5.4m behind the adjoining carriageway.

There would appear to be adequate parking and turning provision available within the curtilage of the development site.

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

However, this is an existing access used for agricultural activities and the proposed development is considered 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, 3, 4 & 5 of the supplementary notes.

peterdathwaite

W Service Manager Environment