

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/1138 **Your Ref:** MP/P/2016/1138
Date: 16th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 534 Longfields, Buck Road, Commonwood, Holt, Wrexham.
Development: Erection of large detached garage (partly in retrospect).

I refer to your consultation dated 19/12/2016 in respect of the above.

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

Assuming speeds of 60mph, 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 is inadequate in both directions providing splays of approximately 2.4 x 8m to the north and 2.4 x 11m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access.

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 3.7m wide and is surfaced with hard bound materials. The access is gated approximately 4.4m 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 ockwants

pr Service Manager Environment