

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0968 **Your Ref:** KH/P/2016/0968
Date: 27th October 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 317 494 Outbuildings at Fawnog Farm, Bersham Road, Bersham, Wrexham.

Development: Erection of storage shed for machinery including tractor and mowers.

I refer to your consultation dated 18/10/2016 in respect of the above.

The development site is located on the B5099 Bersham Road which is a classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph, the proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing westerly shared access is 4.5m wide with gates setback 5.6m behind the adjoining carriageway.

Visibility in the westerly direction is adequate providing a splay in excess of 2.4 x 56m 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 30m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by a section of existing boundary wall / hedgerow (approx. 1.4m high).

I would recommend that the existing section of stone wall and hedge between the shared access and existing building (barn conversion) is lowered to a maximum height of 1.0 metres above the adjoining carriageway. This will maximize visibility in the easterly direction which is limited beyond this point by the existing building. I understand that this improvement should have been carried out under previous planning consent ref:P/2003/1261.

Parking and turning provision at the proposed development site appears adequate.

I assume that the proposed storage shed is required in respect of the existing gardening / landscaping business run by the applicant at the property. Providing the above improvement is implemented, I would have no objection 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 Dornhaus

Service Manager Environment