

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0742

Your Ref: MP/P/2015/0742

Date: 13th October 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 354 542 Land adjoining and north of Carthagen Farm, Carthagen Lane, Gresford, Wrexham.

Development: Outline application for erection of dwelling (1 x 3 bed) with all detailed matters reserved for further approval.

I refer to your consultation dated 08/10/2015 in respect of the above.

The proposed development site is accessed off Vicarage Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section due to the geometry of the road.

Based on typical speeds of 40mph, TAN 18 would normally require such an access to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

Visibility at the junction of Carthagen Lane onto Vicarage Lane is inadequate in both directions providing splays of approximately 2.4 x 25m to the west and 2.4 x 17m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / vegetation relating to 3rd party land either side of the access.

Carthagen Lane is of restricted width being typically 2.8m wide and cannot accommodate the simultaneous passage of 2 no. vehicles.

There is no footway provision between the development site and Gresford village along Vicarage Lane for over 500m. It may therefore be considered that this site is in an unsustainable location and does not support the opportunity for residents / pedestrians to walk safely to local facilities and public transport stops. The proposed development site would therefore not appear to meet the requirements of the settlement policies (3.4) detailed in TAN 18.

I would therefore normally be unable to support the proposed development for the above reasons.

However, a previous appeal decision (Planning ref: P/2000/1076) dated 11/09/2001 for the conversion of barns to a dwelling at Carthagen Farm adjacent to the site was previously allowed. The issue of visibility at the junction with Vicarage Lane, narrow nature of Carthagen Lane and likely traffic generation at the site was not considered significant enough by the inspector to dismiss the appeal.

In this instance, I would have no objections to the proposed development subject to the provision of adequate parking and turning provision within the curtilage of the site and widening of the existing private driveway to form a passing place along the site frontage.

Supplementary Notes

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

Peter Downwaite

Pd Service Manager Environment