

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0726	Your Ref:	SJG/P/2012/0726
Date:	25 th October 2012		

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 379 387 Trotting Mare Garage, Knolton, Overton, Wrexham.
Development: Erection of Sign.

I refer to your consultation dated 22/10/2012 in respect of the above.

The proposed development site is located on the A528 Ellesmere Road which is a classified, rural 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.

The garage is served by 2 no. access points located to the north west and south east ends of the site frontage.

Visibility from the north westerly access is inadequate in both directions providing splays of approximately 2.4 x 40m to the north west and 2.4 x 34m to the south east measured to the nearside edge of the adjoining highway. Visibility in the north westerly direction is restricted in that the required splay would need to cross 3rd party land belonging to the adjoining properties. Visibility in the south easterly direction is restricted by the existing garage signage located in the highway verge fronting the site. I understand the current signage has only recently being erected.

The existing sign / post is located in the highway verge. I would not normally support the location of private signage within the highway.

Visibility from the south easterly access is inadequate in both directions providing splays of approximately 2.4 x 35m to the north west and 2.4 x 30m to the south east measured to the nearside edge of the adjoining highway. Visibility in the north westerly direction is restricted in that the required splay would need to cross 3rd party land belonging to the adjoining properties and is also restricted by the existing signage located in the highway verge. Visibility in the south easterly direction is restricted in that the required splay would need to cross 3rd party land.

The proposed signage would appear to restrict visibility further from both existing access points.

In order to maximize visibility from the existing access points serving the garage site, I would recommend that existing post / light / signage is removed from the highway verge. Any termination of the electrical supply to the existing light shall be made safe (see note).

I would recommend that any proposed replacement signage is located behind the existing highway verge. I would suggest any proposed sign is located on a suitable post / support with a minimum 2m clearance beneath the bottom of the sign in order to maximize visibility in both directions. Any sign should not overhang the existing highway verge.

I would normally recommend that the application be **REFUSED** for the following reasons:-

1. **The proposed sign impedes visibility from the existing access points serving the garage.**
2. **The Highway Authority does not support the positioning of private signage within the highway.**

However, if the applicant were to remove the existing sign / post / light from the highway verge and provide a more suitable sign as detailed above located behind the highway verge then I would have no objections on highway grounds. I would recommend that the applicant submits a revised layout plan indicating the above detail.

Supplementary Notes

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

Note

I would strongly advise the applicant to contact our Street Lighting Engineer – Paul Rogers on Tel: 01978 729673 in order to arrange for an inspection of the termination of the electrical supply feeding the existing light located within the highway verge.

Peter DoMwarte

P.P. Network and Infrastructure Manager