

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0425	Your Ref:	KH/P/2012/0425
Date:	28 th June 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 426 426 Spring Bank Farm, Halghton Lane, Bangor on Dee, Wrexham.

Development: Retrospective application for temporary siting of mobile home for 12 months

I refer to your consultation received on 19/06/2012 in respect of the above.

The proposed development site is located on Halghton Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed access to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 19m to the north west and 2.4 x 7m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in the north easterly direction by the existing boundary wall / shrubs. Visibility in the south westerly direction is impeded by the existing boundary hedge fronting the site.

The existing access is approximately 7m wide and is surfaced with loose bound materials. I would normally recommend that such an access is surfaced with hard bound materials for at least 10m behind the adjoining highway.

I would not normally wish to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access.

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

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, if the applicant were to satisfactorily address the above issues including how adequate visibility could be provided from this access, then further consideration could be given to this application.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read "D. Wilson".

Network and Infrastructure Manager