

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0713 **Your Ref:** MP/P/2012/0713
Date: 19th October 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 461 Old Sontley Hall, Sontley Road, Wrexham.

Development: Erection of agricultural storage shed.

I refer to your consultation dated 17/10/2012 in respect of the above.

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the centreline of the adjoining highway in accordance with TAN 18. Visibility can be relaxed to the centreline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the exiting access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 30m to the south and 2.4 x 40m to the north measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The existing access is 4.5m wide and is gated approximately 3.0m behind the adjoining carriageway.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard 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, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter D. Hwaite

PP

Network and Infrastructure Manager