

MEMORANDUM



From: Network and Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0697

Your Ref: MP/P/2012/0697

Date: 10TH October 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 387 Trotting Mare Caravan Park, Overton on Dee, Wrexham.

Development: Replacement of Touring Pitches with 10 no. Static Caravans.

I refer to your consultation dated 09/10/2012 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.

Visibility from the proposed / existing access serving the existing public house and caravan park appears adequate providing splays compliant with TAN 18.

The existing 4.8m wide access is considered adequate to serve the proposed development site.

Parking and turning provision at the proposed development site appears adequate. I understand that each static caravan will have its own parking space alongside each plot.

I understand that the proposed development will involve the relinquishing of an extant permission for a 20 bedroom motel (Planning Ref: OVE / 18050) at the site which could have generated a significant volume of traffic. Given that the proposed pitches are for static caravans in lieu of tourers, it is considered that the overall development will result in a reduction in vehicle movements through the existing access serving the site.

I would therefore recommend that any permission includes the following condition:-

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Note to Applicant

Public Footpath No.10 - Overton passes immediately to the north of the development site and should not be interfered with.

Peter Oorthuysen

pp Network and Infrastructure Manager