

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0455 **Your Ref:** SJG/P/2012/0455
Date: 4th July 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 402 Queensbridge Farm, Overton, Wrexham.

Development: Remove existing outbuilding and construction of ancillary habitable accommodation.

I refer to your consultation dated 27/06/2012 in respect of the above.

The proposed development site is located on a rural classified road subject to a 60mph speed limit.

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 existing access is inadequate in both directions providing splays of approximately 2.4 x 12m to the south and 2.4 x 130m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded in the southerly direction by the existing hedgerow and overhanging willow tree along the site frontage. Visibility in the northerly direction is impeded by the hedgerow located along the opposite side of the road.

Any proposed / existing access would also normally be required to provide adequate forward visibility for vehicles approaching from the south providing a stopping sight distance of 215m. However, a stopping sight distance of only approximately 75m is available in this direction.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access.

The existing access is 2.4 wide and paved with hard bound materials. The access is gated 5m behind the adjoining carriageway.

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, I understand that the proposed development is for ancillary use only and will be tied to the existing dwelling. The proposed development is therefore considered 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.



Network and Infrastructure Manager