

MEMORANDUM

From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0074

Your Ref: LP/P/2012/0074

Date: 9th February 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 512 60 Prices Lane, Wrexham.

Development: Parking of 3 no. business vehicles (in retrospect).

I refer to your consultation dated 02/02/2012 in respect of the above.

The proposed development site is located on Prices Lane which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. The existing access is 3.4m wide and is gated at approximately 7.5m behind the adjoining carriageway. The access is surfaced with hard bound materials.

Parking and turning facilities within the curtilage of the development site appear adequate and capable of accommodating the 3 no. additional commercial vehicles.

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 Portman

PP. Service Manager - Environment