

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0145 **Your Ref:** SJGP/2012/0145
Date: 28TH March 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 431 426 Halghton Holdings, Whitchurch Road, Bangor on Dee, Wrexham.

Development: Erection of building incorporating hatchery, kitchen, sales and bird preparation area.

I refer to your consultation dated 28/02/2012 in respect of the above.

The proposed development site is located on the A525 Whitchurch Road which is a 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 appears adequate in the south easterly direction complying with TAN requirements. However, even with the removal of the old wooden fence posts along the site frontage in the north westerly direction, there would only appear to be a visibility splay of approximately 2.4 x 166m measured to the nearside edge available in this direction. Visibility appears to be restricted in this direction in that the required splay would cut across 3rd party land (the adjoining field). However, a layout plan indicating the available visibility splays from the proposed access was not submitted with this application.

I understand that the development site currently sells eggs and chicks on an informal basis. However, the proposed development including shop / sales could result in a significant increase in vehicle movements through this existing access.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide a suitably scaled plan of the proposed access arrangements including proposed visibility splays and details of any obstructions (ie/ fence posts, hedges) that it is proposed to remove from the required visibility splays. The provision of adequate visibility in the north westerly direction may be subject to an agreement with the adjoining landowner.

In the absence of the above I would recommend **refusal** for the following reasons:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.

I await the requested information.

P.P. *Peter Dornwaits*
Network and Infrastructure Manager