

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0134

Your Ref: SJG/P/2012/0134

Date: 28th February 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 354 444 Manor Farm, Eyton, Wrexham.

Development: Erection of new slurry store to replace existing store.

I refer to your consultation dated 24/02/2012 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 this existing access is inadequate providing splays of approximately 2.4 x 30m to the south and 2.4 x 25m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow. I would suggest that the applicant considers carrying out improvements to this access to maximize visibility in both directions.

The existing farm access is approximately 20m wide reducing to 6m in width approximately 5m behind the adjoining carriageway. The access is gated approximately 18m behind the adjoining carriageway. The access is surfaced with loose bound materials and would benefit from re-surfacing with hard bound materials for the first 15m behind the adjoining highway.

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 Doonan

p.p. Service Manager - Environment