

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0227	Your Ref:	GK/P/2012/0227
Date:	20 th April 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 515 456 Edisbury Grange between Sontley Road and Bangor Road, Sontley, Wrexham.

Development: Proposed Cattle Yard and Covered Storage.

I refer to your consultation dated 28/03/2012 in respect of the above.

The proposed development site is located on the B5426 which is a classified road subject to a 60mph speed limit.

TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 215m 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.

The farm appears to have 2 no. existing accesses as follows :-

The westerly access is approximately 4.9m wide and suffers from inadequate visibility in both directions. This access currently provides visibility splays of approximately 2.4 x 150m in both directions measured to the nearside edge of the adjoining highway. Visibility is restricted in the westerly direction due to the vertical deflection of the road. Visibility in the easterly direction is impeded by the existing hedgerow.

The easterly access is approximately 6.2m wide. Visibility in the westerly direction appears adequate providing splays in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 16m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence / hedge.

I would suggest that the applicant considers setting back the existing fence and section of hedgerow to the east of the easterly access in order to maximise visibility in this direction.

I understand that the proposed cattle yard and covered storage is unlikely to result in any increase in vehicle movements at the site but will provide improved facilities for the farm.

I would therefore have no objections to the proposed development and 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, 2, 3, 4 & 5 of the supplementary notes.

Peter Dorthea

PP. Network and Infrastructure Manager