

MEMORANDUM

From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2012/0046

Your Ref: SJG/P/2012/0046

Date: 6th February 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 384 523 Holt Lodge Hotel, Wrexham Road, Holt, Wrexham.

Development: Partial demolitions (Part of function room and side entrance area) and additions / re-arrangements of function room, patio, wcs and entrance foyer.

I refer to your consultation dated 23/01/2012 in respect of the above.

The proposed development site is located on the A534 Wrexham 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 main access serving the development site appears achievable in both directions providing splays in excess of 2.4 x 215m in both directions. However, a temporary advertising banner / sign appears to have recently been placed in the verge fronting the hotel which significantly reduces visibility in the north easterly direction to approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. I would recommend that this banner / sign is removed in order to maximise visibility from the existing access.

Parking and turning provision at the proposed development site appear adequate.

I would therefore recommend that any planning permission include the following conditions:-

CONDITIONS

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)
038R EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 215 metres** in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Peter Dosthwaite

P.P. Service Manager - Environment