

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2009/1013 **Your Ref:** SJG/P/2009/1013

Date: 8th January 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 573 Trevalyn Grange, Darland Lane, Rossett, Wrexham.
Development: Erection of timber stable / log and grass machinery store in retrospect.

I refer to your consultation dated 17/12/2009 in respect of the above.

The proposed development site is located on a narrow, rural unclassified lane subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Visibility from the existing / proposed access is adequate providing visibility splays in excess of 2.4 x 70m in both directions measured to the centerline of the adjoining highway which satisfies the requirements of TAN 18.

The proposed / existing access is approximately 4.8m wide and is surfaced with hard bound materials.

Parking and turning provision within the curtilage of the development site appears adequate.

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

CONDITIONS

1. Parking at the proposed development site shall comply with the requirements of L.PGN 16.
2. A suitable turning facility shall be provided / maintained within the curtilage of the site.
3. The proposed stables / machinery store shall not be used for commercial purposes and shall be restricted to personal use.

REASONS

1. To provide for the parking of vehicles clear of the highway.

2. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.
3. In the interests of highway safety.

Supplementary Notes

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


Operational Manager Traffic & Transportation