

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0289 **Your Ref:** SJG/P/2022/0289
Date: 6th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 398 422 Fir Tree House, Cloy Lane, Overton, Wrexham.

Development: Conversion and extension to barn to form dwelling.

I refer to your consultation / email dated 25/03/2022 in respect of the above.

Access

The proposed development site is located on Cloy Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section. Achieving adequate visibility in the northerly direction will require the cutting back of the existing hedgerow. **Could you please ask the applicant to indicate the full extent of the required splays on a suitably scaled layout plan.**

It is proposed to construct an access to serve the property a short distance north of the existing access serving the main house. I would recommend that any proposed access is surfaced with hard bound materials for at least 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway. An Aco drain or similar will be required to intercept private surface water run-off (assuming the access falls towards the highway). The applicant will need to apply for s.184 consent to form a verge crossing. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

There appears to be an existing drainage ditch running along the site frontage. **I would recommend that further details are provided indicating how the new access will be constructed to protect the existing ditches from flooding. This detail will also need to be included as part of the s.184 application I would recommend that the applicant contacts our Streetscene Engineer – Kevin Edwards on Tel: 01978 729732 to discuss this detail.**

Parking & Turning Provision

I would recommend that the proposed property provides parking and turning provision in accordance with LPGN 16 (maximum requirements) and LPGN 21 requirements. The proposed parking and turning arrangements appear acceptable.

I await the requested details.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. Chen' or similar, written in a cursive style.

Chief Officer, Environment & Technical