

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0747	Your Ref:	P/2023/0747
Date:	05/12/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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OLD HALL OVERTON ROAD PENLEY WREXHAM

Grid Ref: E 341018 N 340085

I refer to your consultation / email dated 16/11/2023 in respect of the above.

The proposed development site is located on the A539 Overton Road which is a rural, classified road subject to a 40mph speed limit.

There would appear to be 2 no. existing accesses serving the farm (west & east). I assume that the proposed building would be served by the easterly access.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from this existing access is adequate in the westerly direction providing a splay in excess of 2.4 x 120m 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 18m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow.

This access is approximately 13m wide reducing to 3.9m wide at 5m behind the adjoining carriageway. The access is paved with hard bound materials

I would not normally support any proposed development that is likely to result in any significant increase in vehicle movements utilising this substandard access. However, I understand that the proposed building will be used to store hay that is already generated by the farm. It is therefore considered unlikely to result in any significant increase in vehicle movements at the site

I therefore advise you that I have no objections to the proposed development on highway grounds.

Supplementary Notes

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

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Chief Officer, Environment & Technical