

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0132	Your Ref:	P/2023/0132
Date:	28 th April 2023		

Cloy Bank Farm, Cloy Lane, Overton, Wrexham Agricultural Building to Dwelling

Further to your email / consultation dated 05/04/2023 please see the following comments: -

The application is for the change of use of an agricultural barn to a single residential holiday let with associated storage and recreational use.

Access

The proposed development site is located on Cloy Lane, which is a narrow and rural road subject to a 60mph speed limit.

TAN 18 requires any existing access to provide visibility splays of 2.4 x 215m in both directions for 60mph roads. However, due to the nature and alignment of the road adjacent to the site, it would be unlikely to achieve speeds of 60mph near the site access. Therefore, it would be unreasonable to request visibility splays of these requirements. Furthermore, a review of the online Crashmap portal found that no collisions have been recorded at the site over the last five years' worth of data.

As there will be an increase in movements associated with the proposal, the existing gate would benefit from being setback a minimum distance of 5m behind the adjoining highway to ensure vehicles are not on the highway, where visibility is restricted due to the alignment, whilst the gate is being opened. In addition, the gates should open inwards and not out on to the highway.

The existing access should be formalised, between the highway and development and in accordance with WCBC's design standards.

Parking & Turning Provision

Parking and turning provision at the site appear to be adequate.

Conclusion

Providing the following highway issues have been resolved, there is no objection to the planning application on Highway grounds;

- 1) *The existing gate should open inwards and be setback a minimum of 5m behind the adjoining highway on Cloy Lane; and*
- 2) *A condition put in place in relation to a S38 and a S278 for all works on the highway.*

A handwritten signature in black ink, appearing to be 'R. H. ...', is positioned at the top left of the page.

Chief Officer, Environment & Technical