

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Ross Pemberton

Our Ref: ET/DC/MM/P/2023/0192 **Your Ref:** P/2023/0192

Date: 8th June 2023

Cloy Bank Farm, Cloy Lane, Overton, Wrexham
Proposed new vehicular access and boundary wall

Further to your email / consultation dated 25/04/2023 please see the following comments: -

The application is for a proposed new vehicular access and boundary treatment facing the highway.

Access

The proposal is to introduce a new vehicular access to Cloy Bank Farm, on Cloy Lane, with the existing access on Cloy Lane to be replaced by a 1.5m high wall and hedging.

Visibility at the proposed access may be limited due to the position of the proposed access onto the highway and the alignment of Cloy Lane, it is therefore requested that the applicant provides a visibility splay of the proposed access in order to demonstrate that visibility is good and therefore there are no highway safety concerns associated with the proposal.

The proposed new access will consist of a new 2-metre-high gate, to be set back approximately 3 metres from the highway. It is requested that the gate is setback a minimum distance of 5 metres behind the adjoining highway. The submitted drawing number PL03 suggests the gates will open inwards, which is considered acceptable.

The access will need to be formalised between the highway and development and in accordance with WCBC's design standards.

Conclusion

A visibility splay of the proposed access is required to demonstrate that visibility of vehicles travelling on Cloy Lane in both directions is adequate.

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

- 1) *Visibility from the proposed access is adequate, demonstrated by a visibility splay;*
- 2) *The existing gate is setback a minimum of 5 metres behind the adjoining highway on Cloy Lane; and*
- 3) *A condition is put in place in relation to a S38 and a S278 for all works on the highway associated with formalising the access.*

Chief Officer, Environment & Technical

