

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0299	Your Ref:	P/2023/0299
Date:	26/05/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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METHODIST CHAPEL KNOLTON OVERTON WREXHAM

Grid Ref: E 337841 N 338973

I refer to your consultation / email dated 25/05/2023 in respect of the above.

Access

The proposed development site is located on the A528 Overton Road which is a rural, classified road subject to a 50mph speed limit.

Based on typical speeds of 50mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the main access serving the development site / Eastwick Plant Centre car park is adequate in the northerly direction providing a splay in excess of 2.4 x 160m measured to the nearside edge of the adjoining highway. However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 60m in the southerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in the southerly direction by the existing boundary hedge (3rd party land).

I would normally therefore be unable to support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access.

The existing / proposed access serving the development site is a minimum of 7.1m wide and is adequate to accommodate the simultaneous passage of 2 no. vehicles. The existing access is gated approximately 11.5m behind the adjoining carriageway and is paved with hard bound materials.

Parking & Turning Provision

There would appear to be adequate parking and turning space within the curtilage of the development site for the proposed development.

I assume that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD ANCILLARY ACCOMMODATION

038R The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling.

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. Owen' or similar, written in a cursive style.

Chief Officer, Environment & Technical