

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0296	Your Ref:	P/2023/0296
Date:	06/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU AMAETHYDDOL (RHANNOL OL-WEITHREDOL) / ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF AGRICULTURAL MACHINERY (PARTLY IN RETROSPECT)

BRYN ABER LIGHTWOOD GREEN OVERTON WREXHAM **Grid Ref: E 339176 N 340728**

I refer to your consultation / email dated 02/06/2023 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.

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.

I assume that the proposed storage building will be accessed via the existing easterly access off the A539 leading to the existing farmhouse. This access is approximately 14.5m wide reducing to 6m wide at approximately 7.6m behind the adjoining carriageway and is paved with hard bound materials.

Visibility from this existing access is inadequate providing splays of approximately 2.4 x 13m in the westerly direction and 2.4 x 11m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerows.

I would therefore not normally support any proposed development that is likely to result in any significant increase in traffic movements utilising this substandard access.

However, this is an existing access and the proposed development is considered unlikely to result in any significant increase in vehicle movements. I therefore advise you that I do not intend to make any recommendations on highway grounds.

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, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical