

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0302 **Your Ref:** SB/P/2022/0302
Date: 12th April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 358 468 West View, Overton Road, Marchwiell, Wrexham.

Development: Erection of garage and workshop building.

I refer to your consultation / email dated 31/03/2022 in respect of the above.

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 speeds of 50mph, any proposed / existing access 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 existing access is inadequate providing splays of approximately 2.4 x 10m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

I would therefore 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 from the applicant that the proposed garage / workshop will simply be used to store existing tools / machinery and is intended for personal use only, not business related.**

There would appear to be adequate parking and turning provision on site.

I assume that the proposed development is for personal use only and is 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, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical