

**From:** Matthew Phillips  
**To:** planning\_admin  
**Date:** 21/09/2010 12:05  
**Subject:** Fwd: Re: P/2010/0761 - Kiln Inn  
**Place:** planning\_admin

please add as Highway comments to above.

>>> Phil Palmer 21/09/2010 10:40 >>>  
Matthew

I measured the available splay in the westerly direction off Pro Printer.

A splay of 2.4 x 87m would appear to be within the scope of the site although it does cut across a small section of the highway verge before it meets the edge of carriageway.

Phil

Phil Palmer  
Development Control Engineer  
Environment Department  
Abbey Road  
Wrexham County Borough Council  
Tel: 01978 729688

>>> Matthew Phillips 21/09/2010 10:08 >>>  
Phil,

I note that for the above you have requested a splay of 2.4m x 87 to the west which crosses third party land. I do not see how it will be possible for the applicant to provide this, however a splay of 78 metres to the west is achievable within land that they control. I am of the opinion this is all we could justify asking for, particularly as the original conversion scheme (P/2004/1631) could only provide a splay of 25m to the west mainly because the now demolished barns lay adjacent to the Kiln and obscured visibility. Whilst the stables (used for private purposes as proposed) will probably generate a notional amount of additional traffic to the site compared to a dwelling only, the access was previously going to serve the Kiln, the adjacent Primrose Cottage (prior to amendments being made to that permission under P/2007/0708) as well as 2 additional dwellings if the barns had been converted as per permission P/2007/0396.

The removal of the barns has substantially improved visibility from the existing access, even if it falls short of the 87m requested. The fact that a residential conversion scheme cannot now be implemented, as well as the fact that Primrose Cottage now has its own private access also means the number of vehicles using the access is likely to be somewhat less than originally anticipated. For that reason I think the splays to the west should simply be what is achievable within land controlled by the applicants.

Regards

Matthew