

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0415 **Your Ref:** SJG/P/2020/0415
Date: 16th September 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 361 394 Shellbrook Pastures, Knolton Bryn, Overton, Wrexham.
Development: Shed for storage and WC.

I refer to your consultation dated 13/08/2020 in respect of the above.

The proposed development site is located on a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being no more than 15mph given the geometry and poor condition of the road.

Based on speeds of 15mph, such an access would normally be required to provide visibility splays of 2.4 x 18m in both directions measured to the centerline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width.

Visibility from this access is currently inadequate in both directions providing splays of approximately 2.4 x 10m to the south west and 2.4 x 16m to the north east measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow / vegetation.

The existing / proposed storage shed is accessed via an existing gated field access. This access is approximately 3.7m wide and is gated 3.6m behind the edge of carriageway. The access is unsurfaced (grassed).

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 along this lane.

However, I understand that the storage shed / wc is currently used on an occasional basis by the applicant who lives away for leisure purposes. On this basis, the development would appear to comprise the use of an existing field access with limited traffic generation for which I would raise no objections on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Chief Officer, Environment & Technical