

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0508 **Your Ref:** SJG/P/2020/0508
Date: 26th October 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 400 428 Cloy Farm, Cloy Lane, Overton, Wrexham.

Development: Construction of Building for Storing Artifacts and Contemporary Art Works.

I refer to your consultation dated 01/09/2020 in respect of the above.

The proposed development site is located on Cloy Lane which is a narrow, rural classified road subject to a 60mph speed limit. There would appear to be 2 no. access points at present, the main access fronting the courtyard serving the redundant barns and farmhouse and the field access to the north.

I understand that the applicant wishes to utilize the existing field access to the north to serve both the existing farmhouse and proposed storage building. I would estimate typical vehicle speeds at being around 25mph along this section. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway. Visibility can be permitted to the centerline of the road in this instance give the narrow nature of the carriageway. Current visibility from this access appears adequate in the south easterly direction providing a splay in excess of 2.4 x 33m measured to the centerline of the adjoining highway. However, visibility in the north westerly direction is only approximately 2.4 x 21m measured to the centerline of the adjoining highway. Visibility in this direction is impeded by the existing vegetation.

I would recommend that the applicant submits a revised layout plan indicating the provision of the full extent of the required splays.

The existing field access is approximately 3.8m wide and is unsurfaced. I assume that the proposed building will be simply used for storage purposes (ie/ ancillary to the existing farmhouse) and will not involve visitors attracting any significant number of vehicle movements. I assume a suitable condition will be included to restrict the use of the building. I would recommend that this access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No Gates shall be erected within 5m of the adjoining highway.

An Aco drain or similar shall be installed across the access to intercept any private surface water run-off.

I would recommend that the applicant submits a revised layout plan indicating the above details.

Parking &Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the property.

I await the requested information.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to be 'J. Lee' or similar, written in a cursive style.

Chief Officer, Environment & Technical