

MEMORANDUM



From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0805	Your Ref:	KH/P/2017/0805
Date:	6 th October 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 397 419 Overton View, Cloy Lane, Overton, Wrexham.

Development: Conversion of part of existing outbuilding into a 2 bedroom dwelling.

I refer to your consultation dated 27/09/2017 in respect of the above.

The proposed development site is located on Cloy Hall Lane which is a narrow, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

I understand that it is proposed to access the proposed dwelling via the previously improved southerly access (planning ref: P/2007/0988).

Visibility from the existing / proposed southerly access is adequate providing splays in excess of 2.4 x 120m measured to the centreline of the adjoining highway in both directions.

The existing access is approximately 20m wide reducing to 3.5m wide at 10.9m behind the adjoining carriageway. The access is surfaced with hard bound materials for 10.9m behind the adjoining carriageway at which point it is gated.

I assume that the southerly access will be shared with the existing menage / stables use which is ancillary to the existing property. The existing southerly access is considered adequate to serve as a shared access.

There is an existing public footpath (PROW no. 21 – Overton) running alongside the southern boundary of the site. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Parking and turning provision at the proposed development site appears adequate. However, the applicant appears to park a horsebox on site for which future parking & turning would be required if the application is approved. **I would recommend that the applicant submits a revised layout plan indicating the above detail.**

Providing the above issue can be addressed, I would have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ16 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.21 - Overton passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Peter Downhute

PP . Service Manager Environment