

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0229 **Your Ref:** MP/P/2017/0229
Date: 24th March 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 397 419 Badger Bank Barn, Cloy Lane, Overton, Wrexham.

Development: Erection of steel portal framed building for livestock housing and storage of machinery and fodder with all associated works.

I refer to your consultation dated 22/03/2017 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.

Visibility from the existing / proposed 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 3.5m wide and surfaced with hard bound materials for approximately 5.4m behind the adjoining carriageway at which point it is gated. I understand that the proposed building is intended to accommodate sheep and associated feed / agricultural equipment (ie/ small-holding). I assume that any future use may involve the use of a tractor / trailer or car / trailer. I would therefore recommend that the existing access is surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway with any gates being setback a minimum distance of 10m behind the adjoining highway.

Parking and turning provision at the proposed development site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

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

ZJ16
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

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.

ZJ08
043R

ACCESS SURFACE (10 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

ZJ09A
033R

NO GATES WITHIN 10 METRES

There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

Supplementary Notes

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

Peter Warkentin

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Service Manager Environment