MCDONALD WILKINSON TONGE CHARTERED PLANNERS

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10 April 2026

Our ref: 24056
Your ref: P/2025/0854

Dear Jenni

Project: **CHANGE OF USE OF LAND TO CREATE GLAMPING SITE (SEVEN UNITS)**
Site: **LAND SOUTH OF QUEENSBRIDGE FARM, OVERTON, WREXHAM, LL13 OLE**

We write in response to the memorandum date 8 January 2026 in relation to highway matters.

I understand that you have recently visited the site and met with our client to discuss the proposals and the outstanding matters.

The Design Team have carefully reviewed the highway comments and have worked collaboratively to develop an appropriate solution.

Consequently, to address the highway concerns, a key amendment to the proposals is the relocation of the site access. The updated drawings (360MWT01-02J site plan & 360MWT01-03H site plan) show a new formalised access point from Grange Road (A528), designed to be 5.5m wide with 6m radii. This arrangement achieves visibility splays of 2.4m x 120m in both directions. The proposed access is located approximately 85m south of the existing private access serving the properties to the north of the development. Its construction will require the removal of an existing hedgerow along the frontage; however, replacement planting is proposed outside of the visibility splays.

A Technical Note prepared by Stantec sets out the rationale for the revised access arrangement. It illustrates the achievable visibility splays and provides justification as to why they should be considered acceptable in this location. It notes that whilst the visibility splays are below the 160m guidance set out in TAN 18, it is important to recognise that the development does not introduce a new hazard into a compliant environment, but instead provides a significant improvement to an existing substandard situation. Enhanced visibility will be provided for existing users along this stretch of highway, including those accessing Queensbridge Lane.

In terms of the scale of traffic associated with the development, this is minimal, and when considered alongside the measurable improvements in visibility and access design, the

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proposal aligns with the principles set out in TAN 18 (including paragraph B11), which states that *''Where planning applications are submitted within an existing development site and served by an existing substandard access, there should be scope for a limited redevelopment that incorporated a substantial access improvement, even though the improved access would still be below standard''*. Furthermore, the approach is consistent with the DMRB "one step below" principle, allowing for a proportionate and pragmatic response where material safety benefits are demonstrably achieved.

In this context, the proposal represents a clear betterment over the existing situation, delivering a safer and controlled access arrangement. On this basis, it is considered that there are no defensible highway safety grounds upon which to resist the development.

The updated drawings and accompanying Highways Technical Note also include details of the proposed car parking, cycle storage, and refuse vehicle turning areas.

The new access will be positioned between two trees (T01 and T02), within their Root Protection Areas (RPA). In response, the project's arboricultural consultants have reviewed the revised proposals and updated their reports accordingly. The use of a 'cell-web' construction method is proposed to ensure that no harm is caused to the trees' root systems.

For completeness, the following documents have also been updated accordingly and are now submitted to the Council –

- Ecological Impact Assessment Report
- Green Infrastructure Statement
- Landscape Masterplan
- Detailed Planting Plan 1-3

As requested by NRW, the revised Landscape Masterplan and Detailed Planting drawings include details of the proposed drainage mounds and location of the 2no. septic tanks of which are located outside the Special Area of Conservation.

We trust the revised proposals and updated supporting documents address any outstanding matters and look forward to hearing from you once you have had the opportunity to review the information.

[redacted]

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Encs.