

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2023/0023	Your Ref:	P/2023/0023
Date:	31/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU GAREJ A LLETY MEWN RHANDY/ ERECTION OF GARAGE AND ANNEXE ACCOMMODATION

GROVE COTTAGE WREXHAM ROAD MARCHWIEL WREXHAM

Grid Ref: E 335273 N 348158

I refer to your consultation / email dated 27/01/2023 in respect of the above.

The proposed development site is located on the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate in the southerly direction providing a splay in excess of 2.4 x 43m. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 10m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow in the northerly direction.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

The existing access serving the development site is 4.2m wide and can accommodate the simultaneous passage of 2 no. vehicles. The existing access is gated approximately 4.1m behind the adjoining carriageway and is paved with hard bound materials.

There would currently appear to be adequate parking (up to 6 cars) and turning space within the curtilage of the development site. However, it is not clear from the submitted plans as to the proposed parking & turning arrangements at the site. **I would recommend a suitably scaled plan is submitted detailing / annotating proposed spaces and turning.**

I would normally recommend improvements to visibility at the site ie/ to provide 2.4 x 43m in the northerly direction, setting gates back at least 5m behind the highway boundary and widening of dropped kerb on northern side of access (s.184 consent required).

However, I understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements. I assume a suitable condition will be included with any consent.

I therefore have no objections in principle to the proposed development.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K.', written in a cursive style.

Chief Officer, Environment & Technical