

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0749

Your Ref: SEH/P/2018/0749

Date: 12th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 498 27 Poyser Street, Wrexham.

Development: Outline application for residential development to provide 1 no. pair of semi-detached dwellings with associated garden and parking.

I refer to your consultation dated 13/09/2018 in respect of the above.

Although all matters are reserved, I comment as follows:-

Access

The proposed development site is located on Poyser Street which is an unclassified, residential road subject to a 20mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access serving the development site appears adequate providing splays in excess of 2.4 x 25m in both directions.

The proposed development site appears to utilize a shared access with the adjoining flats at Chapel Place. I assume that the applicant has access rights in respect of this access.

The shared access onto Poyser Street is 4.5m wide and is considered adequate to serve the proposed development site. The access is surfaced with hard bound materials.

Parking and Turning Provision

Adequate parking and turning provision will need to be provided at the proposed development site for both the existing and proposed dwellings in accordance with LPGN 16 requirements.

I 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.

Peter van der Waart

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Planning Control Manager