

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0964	Your Ref:	P/2018/0964
Date:	14 December 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2934 4332 Walker Fan House and adjoining bungalow, Wynnstay Yard, The Green, Ruabon

Development: Outline application for up to 6 no. dwellings located either side of the Walker Fan house building including demolition of bungalow

I refer to your consultation dated 19 November 2018 in respect of the above.

The site is located on a classified highway subject to a 40 mph speed limit for which Welsh Government guidelines recommend splays of 2.4 x 120m. It is possible to provide splays in accordance with the guidelines. However there is a significant level difference between the proposed access road and the B5605 Park Road. For a private drive access on to the highway the maximum gradient permitted is 1 in 10. For an adopted highway access this gradient reduces to 1 in 24 for the first 10 metres and 1 in 15 thereafter.

The proposed access to the two proposed dwellings west of the fan house appears to be at an approximate gradient of 1 in 2 and is considered unsafe.

The four dwellings east of the fan house are accesses along a private drive which is of inadequate width and junction layout. The private drive would need to be widened to 4.5m and the junction amended to ensure two vehicles can adequately pass each other on the radius in to the site. A scheme of tree maintenance would need to be conditioned to ensure that visibility was maintained along the B5605 Park Road.

If planning permission were to be granted some thought would need to be given to providing a refuse collection point.

In its current format I am unable to support the development due to substandard gradient of the proposed new access to the two dwellings and to the inadequate width and alignment of the existing / proposed access to the four dwellings.

Peter Northwold

Service Manager Environment