

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0772

Your Ref: SEH/P/2018/0772

Date: 12th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 495 Garthwyn, 82 Beechley Road, Wrexham.

Development: Change of use to House in Multiple Occupation (HMO) 6 no. bedrooms with 7 no. occupants in total.

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

The development site is located on the corner of Beechley Road / Bennions Road which are both unclassified roads subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section of Beechley Road and 25mph along Bennions Road given the geometry of the road.

Any proposed / existing accesses in this location 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 along Beechley Road and 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway along Bennions Road.

In terms of parking provision, I comment as follows:-

The existing property currently has a driveway with space for 2 cars plus a single garage off Beechley Road. Visibility from the existing access is in excess of 2.0 x 25m in the easterly direction but only 2.0 x 10m in the westerly direction. Visibility is impeded in this direction by the existing conifer hedgerow. A setback distance of 2.0m can be considered in this instance as only a single access point (not shared) and vehicle speeds are relatively low (around 20mph).

In order to provide adequate off street parking and turning provision for the proposed HMO, it would appear possible to construct a new access from a central location along the Bennion's Road frontage utilising the existing garden area.

I would recommend the construction of a minimum 4.8m wide access providing visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Such an access would require the partial removal and lowering of the 1.5m high boundary wall to a maximum height of 1m above the adjoining carriageway level.

I would recommend that any proposed new access provides adequate pedestrian visibility. measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these displays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway.

Any such access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected within 5m of the adjoining highway. An Aco drain or similar would be required across such an access to prevent any private surface water from flowing onto the adjoining highway.

The applicant would be required to apply for Section 184 consent to lower the kerbs and form the new access.

Based on LPGN 16, the existing 5 bedroom dwelling would normally require a maximum of 4 parking spaces. The property currently provides 2 parking spaces accessed off Beechley Road.

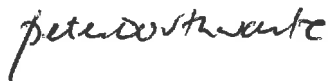
Based on LPGN 16, the proposed HMO would need to provide a maximum of 4 car spaces which would all need to be independently accessible.

I would recommend that the applicant provides further details including a suitably scaled layout plan indicating the provision of a suitable shared access and associated parking / turning arrangements accessed off Bennion's Road.

I await the requested information.

Supplementary Notes

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



 Planning Control Manager