

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0519 **Your Ref:** MR/P/2018/0519
Date: 25th June 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 347 547 Land adjoining 5 Lakeside Close, Gresford, Wrexham.
Development: Two-storey rear extension to dwelling, front and rear extensions to existing detached garage and extension to existing outhouse together with conservatory.

I refer to your consultation dated 22/06/2018 in respect of the above.

The proposed development site is located off an unadopted road served off the High Street. The High Street is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing access or junction in this location would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Visibility at this existing junction onto the High Street is inadequate providing splays of approximately 2.4 x 3m in the north westerly direction and 2.4 x 28m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in the north westerly direction by the existing hedgerow alongside no 1 High Street. Visibility is impeded in the south easterly direction by the hedgerow of no. 1 Glan y Llyn Gardens.

I would normally therefore not be able to support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. However, the proposed development is not considered likely to result in any significant increase in vehicle movements compared with existing.

The shared, private access road is only typically 2.9m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. The private access road serves 3 existing dwellings and does not have any communal turning facility.

However, this is an existing dwelling which is simply being extended from 3 bedrooms to 4 bedrooms. The property will provide up to 4 no. parking spaces but without any turning provision and some spaces will block other vehicles in which is not ideal.

However, I advise you that I have no objections to the proposed development and recommend that any permission include the following condition:-

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing No. ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

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

Note:

- *Public Footpath No.14 - Gresford passes along the unadopted lane serving the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.*

Peter Douthwaite

M Planning Control Manager