

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0366 **Your Ref:** MR/P/2018/0366
Date: 11th May 2018

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

Location: O. S Grid Ref: 348 546 Balmuir Garage, 3 Chester Road, Gresford, Wrexham.
Development: Demolition of existing dwelling and domestic garage, erection of new dwelling with detached garage and gym over.

I refer to your consultation dated 09/05/2018 including layout plan (Drg. No. M095/007 Rev C) in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a busy classified road subject to a 30mph speed limit.

The existing access to the development site is shared with the Balmuir Garage and the existing hand car washing facility associated with the service station.

Access

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing shared access is adequate in the north easterly direction providing a splay in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway. However, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 11m measured to the nearside edge of the adjoining highway. Visibility in the south westerly direction is limited in that the required splay appears to cut across 3rd party land ie/ the adjoining garage / Londis site. However, this is an existing access serving a replacement dwelling which will not result in any increase in vehicle movements compared with existing movements.

It would appear that an advertisement for the hand car washing facility has recently been erected in the clear space beneath the existing garage sign which further impacts on visibility at the site. Planning Enforcement have been informed.

The access into the site takes the form of a dropped kerb access approximately 6.5m wide reducing to 6m at 5m behind the adjoining carriageway. The private access / driveway reduces to approximately 4.1m wide as it runs alongside the hand car washing facility. The existing access serving the development site is showing signs of deterioration and would benefit from re-surfacing.

I assume that the proposed gym will be ancillary to the dwelling and will be for personal use only.

Parking & Turning Provision

Parking and turning provision at the development site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- | | |
|-------------|--|
| ZJ41 | GENERAL LAYOUT |
| 026R | Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----. |
| ZG23 | GYM FOR PRIVATE USE |
| 026R | The gym shall not be used for any commercial or business purposes. |

Supplementary Notes

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

peter oosthuizen

mn Planning Control Manager