

# MEMORANDUM



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**From:** Service Manager Environment

**To:** Head of Community Well Being  
and Development

**Our Ref:** P/2016/0240

**Your Ref:** P/2016/0240

**Date:** 29 July 2016

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**Town and Country Planning Act 1990**

**Section 78 Appeal at Land to the rear of Alyn View, Mold Road, Cefn y Bedd**

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.

I also attach an aerial photograph demonstrating that the area is currently used as off road parking space for one of the existing dwellings.

*Peter Duthwaite*

*PD* Service Manager Environment

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2016/0240                 | <b>Your Ref:</b> | P/2016/0240                                  |
| <b>Date:</b>    | 1 April 2016                |                  |                                              |

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**Location:** O. S Grid Ref: 3310 3550 Alyn View, Mold Road, Cefn y Bedd  
**Development:** Erection of one detached dormer bungalow with associated parking on land to rear of Alyn View.

I refer to your consultation dated 10 March 2016 in respect of the above.

The site is located on a busy classified highway (A541 Mold Road) subject to a 40mph speed limit. It is proposed to utilise the existing access adjacent to Cherry Cottage. The access is less than 3m wide and does not permit the simultaneous passage of vehicles. It is considered that this may lead to a conflict of vehicular movements at the shared access.

Any vehicle leaving the site blocks the whole access. Given that the main road is so busy any vehicle may have to sit in the access for some time waiting for a gap in the traffic. Any vehicle wishing to enter the access will have to wait on the highway if the access is blocked. As this is a heavily trafficked road with vehicles travelling up to, and sometimes beyond, the 40 mph speed limit there is serious potential for rear end collision at the access.

It is also noted that the area is currently used for the parking of two vehicles presumably by the occupants of either Alyn View or Cherry Cottage. This proposal will result in the loss of the existing parking area and will lead to increased use of the footway to the front of the dwellings for the parking of vehicles.

I therefore recommend that the application is refused for the following reasons:

The inadequate access width of the access does not permit the simultaneous passage of vehicles and is likely to cause vehicles to stop on the highway with consequent risk of additional danger to all users of the road.

The proposal results in the loss of parking provision at the existing dwelling



Service Manager Environment



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Wrexham County Borough Council

Scale 1:500

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Date 29 Jul 2016