

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/P/2016/0377

Your Ref: MP/P/2016/0377

Date: 27th April 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 386 478 2 Talwrn Cottages, Pickhill, Cross Lanes, Wrexham.

Development: Erection of 2 bedroom detached bungalow to the rear of no. 2 Talwrn Cottages.

The proposed development site is accessed off the B5130 Holt Road which is a classified road subject to a 40mph speed limit.

Any existing junction of this nature would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility at the Parkey Lane / Holt Road junction is inadequate in both directions providing splays of approximately 2.4 x 70m to the west and 2.4 x 15m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerows either side of the junction.

I would therefore not be able to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this substandard access.

The development site is accessed along Parkey Lane (No Through Road) which is adopted for a length of approximately 700m. Beyond this point the access reverts to an unadopted, unsurfaced track. Parkey Lane is typically less than 4.1m wide with wide adopted grassed verges. Parkey Lane has no suitable turning head for larger vehicles / HGVs / refuse vehicles to turn.

I would estimate typical speeds along this section of Parkey Lane at being around 25mph given the geometry of the road. Any access to serve the proposed property would be required to provide visibility splays of 2.4 x 33m in both directions in accordance with Manual for Streets. It would appear possible to construct a suitable access in this location which could provide the required visibility splays.

Adequate parking and turning would need to be provided at the development site. The submitted layout plan does not indicate the provision of 6m clearance behind the proposed 2 no. parking spaces. The proposed parking area for the new dwelling appears to encroach onto the existing parking area serving no. 2 Talwrn Cottage.

I would therefore recommend that the application is **REFUSED** for the following reason:-

There is restricted visibility at the existing Parkey Lane / B5130 Holt Road junction and increased use would increase the likelihood of danger to road users.

Supplementary Notes

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

peterworthgate

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Service Manager Environment