

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0198	Your Ref:	P/2016/0198
Date:	31 March 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3050 4777 Packsaddle Bank, Wrexham Road, Pentre Bychan

Development: Demolition of existing dwelling, erection of cul de sac of 11 no. detached dwellings and construction of new vehicular access.

I refer to your consultation dated 3 March 2016 in respect of the above.

The site is located on a very busy classified highway currently subject to a 40mph speed limit. It is possible to provide adequate visibility from the proposed access on to B5605 Wrexham Road.

Other developments on this stretch of road provide a ghost island right hand turn lane to enable safe access into their sites. It would appear possible to provide a similar ghost island to serve this development. Condition 12 of the outline planning permission on this site (P/2014/0800) requires the provision of a ghost island junction but there is nothing within the application to demonstrate how this will be provided.

The submitted plan suggests that the existing access is to be utilised to serve the 11 proposed dwellings. However the driveway and access and on to B5605 Wrexham Road is only 3m wide and is inadequate to serve as access to the proposed development. The design and access statement seems to imply that the access will be constructed to adoptable standards.

This will require a 4.8m wide access and drive with turning head to accommodate the turning of an 11m refuse wagon and the formation of a 6m kerb radius entrance into the site. There appear to be access and parking issues for plot nos. 1 and nos 9 to 11.

In its current format I recommend that the application is refused for the reasons explained above.



 Service Manager Environment