

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2016/0132

Your Ref: MP/P/2016/0132

Date: 29th February 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 405 426 Matsons Croft, Hollybush Lane, Penley, Wrexham.

Development: Demolition of existing garage extensions and alterations including first floor attic, bedroom with balcony access to rear flat roof, erection of replacement double garage, alteration to vehicular access and construction of turning / parking area.

I refer to your consultation dated 18/02/2016 in respect of the above.

The proposed development site is located on Hollybush Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the centerline of the adjoining highway.

The existing / proposed access is approximately 3.8m wide and surfaced with hard bound materials. The proposed gates will be setback in excess of 5m behind the adjoining highway.

Proposed parking and turning provision indicated on the submitted layout plan site appears adequate

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

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **413 / PD05 / A – Dated Oct 2015.**

Supplementary Notes

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

Peter Oatman

PM Service Manager Environment