

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: P/2013/0614 **Your Ref:** P/2013/0614

Date: 14 October 2013

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

Location: O. S Grid Ref: 2800 5120 Ty Mair, Smelt Road, Coedpoeth
Development: Conversion of integral garage into 2 bedroom flat (in retrospect)

I refer to your consultation dated 17 September 2013 in respect of the above site.

The site is located off an unclassified highway subject to a 30 mph limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road,

It is possible to achieve adequate visibility from the existing access.

The access road is only 3m wide and does not permit the simultaneous passage of vehicles. However traffic generation from the site is very low and Smelt Road itself is very lightly trafficked. It would be difficult in this instance, to justify a refusal on the grounds that the access is below standard width for more than one dwelling.

Any further development at the site would be resisted unless the access was widened to the appropriate standard.

I therefore advise you that I do not intend to make any recommendations on highway grounds in this instance.

14 Peter Dornham

Network and Infrastructure Manager