

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2011/0633 **Your Ref:** JS/P/2011/0633
Date: 20th September 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 493 Hillbury House, 2 Hillbury Road, Wrexham.

Development: Part demolition and erection of single and two storey extensions (containing therapy rooms and 2 no. extra care apartments) to existing chapel.

I refer to your consultation dated 09/09/2011 in respect of the above.

The proposed development site is located on Hillbury Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Any proposed / existing access would normally be required to provide a visibility splay of 2.4 x 33m in the north easterly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. As Hillbury Road is a "no through road", no vehicles will be approaching the site from the south west therefore there is no requirement for visibility in this direction.

Visibility from the existing access is adequate in the north easterly direction providing a splay in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway.

The existing access serving the development site appears to serve the existing care home, chapel and chiropractic clinic. Such an access would normally require a minimum width of 4.8m to facilitate the simultaneous passage of 2 no. vehicles.

However, the existing access is only 2.9m wide and cannot accommodate the simultaneous passage of 2 no. vehicles.

Parking and turning provision at the proposed development site appears adequate.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

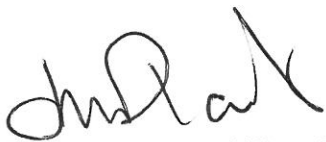
I would normally recommend that the application be **REFUSED** for the following reason:-

The existing access is of inadequate width to serve as a shared access.

However, this is an existing access and the proposed development is unlikely to result in any significant increase in vehicle movements. I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'J. D. Clark', is positioned above the title.

Infrastructure and Planning Manager