

MEMORANDUM

From:	Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0853	Your Ref:	MP/P/2011/0853
Date:	28 th November 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 484 Sutton Villa, Sutton Green, Isycoed, Wrexham.

Development: Conversion of disused outbuilding to dwelling.

I refer to your consultation dated 24/10/2011 in respect of the above.

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

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 centreline 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 at the existing access is inadequate in both directions providing visibility splays in excess of 2.4 x 43m measured to the centreline of the adjoining highway. Visibility is reliant on the regular maintenance of the hedgerow fronting the development site.

The existing access serving the development site is only 3.5m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. However, I understand that the proposed outbuilding will take the form of an annex which will be tied to the existing dwelling. Such a development is not considered likely to result in any significant increase in vehicle movements at the site.

Adequate parking and turning space is available within the curtilage of the development site. I understand that the applicant proposes to provide hard standing to the front of the existing dwelling in the near future to formalize the parking and turning areas. The applicant currently parks and turns on the lawned area fronting the property.

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

CONDITIONS

ZJ23 **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT**
035R **CLEAR**

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD **ANNEX TIED TO EXISTING DWELLING**

026R The proposed annex shall be tied to the existing dwelling and shall not be sold off as a separate dwelling.

Supplementary Notes

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



Infrastructure Manager