

MEMORANDUM

From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0766

Your Ref: SEH/P/2011/0766

Date: 2nd November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 513 234 Holt Road, Wrexham.

Development: Alterations to existing dwelling to form dorma bungalow with bedrooms relocated to first floor level, new garage and drive.

I refer to your consultation dated 22/07/2011 in respect of the above.

The proposed development site has an existing shared access (with no. 232) Holt Road onto Holt Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 9m to the south west and 2.4 x 11m to the north east measured to the nearside edge of the adjoining highway. However, this is an existing access and the proposed development is unlikely to result in any increase in vehicle movements compared with existing movements.

I assume that the proposed office is purely for personal use and not business use.

Parking and turning provision at the proposed development site appears adequate providing at least 3 no. parking spaces which is compliant with LPGN 16.

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

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. GA-01 – Dated Oct 2011 shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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


Infrastructure Manager