

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0792

Your Ref: SJG/P/2011/0792

Date: 8TH November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 516 2 Lodge Road, Wrexham.

Development: Demolition of existing dwelling and erection of 3 no. 2 bedroom dwellings.

I refer to your consultation dated 01/11/2011 in respect of the above.

I cannot fully assess the application due to lack of information.

It is unclear from the submitted layout plan as to the proposed width / location of the proposed access. Any proposed access would require a minimum width of 4.5m (the existing access is only 3.1m wide and considered inadequate to serve as a shared access).

Assuming typical vehicle speeds of 30mph, any proposed access onto Stansty Road would 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. The provision of these splays has not been indicated on the submitted layout plan.

Any proposed shared access of this nature in this location would need to provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of footway in which there shall be no obstruction in excess of 0.6m in height. The provision of these splays has not been indicated on the submitted layout plan.

In terms of parking provision, 2 no. spaces per 2 bedroomed dwelling is considered adequate. However, the proposed spaces only appear to be 7m wide not 7.2m (for 3 spaces) and only 9.3m deep not 9.6m deep (for 2 no. spaces behind each other).

In terms of turning provision it is unclear as to how vehicles will be able to exit the site in a forward gear. The proposed turning circle is only 9.3m in diameter. A minimum 10m diameter turning circle would be required or an alternative parking layout with 6m clearance between spaces, which would require the relocation of the access.

Could you please ask the applicant to provide a revised layout plan addressing the above parking / turning issues.

In terms of footway provision, I would recommend that a minimum 1.2m wide footway is constructed along the site frontage along Lodge Road in the interests of pedestrian safety.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for the proposed dwellings.**
3. **The provision of a minimum 1.2m wide footway fronting the site along Lodge Road has not been indicated on the submitted layout plan.**

However, if the applicant can satisfactorily address the above issues then I would have no objections to the proposed development on highway grounds.

Note to Applicant

Could you please ask the applicant to provide me with a hard copy of any revised layout plan.

A handwritten signature in black ink, appearing to be 'John A. D.', written in a cursive style.

Infrastructure Manager