

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0651

Your Ref: P/2011/0651

Date: 03 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3170 4880 50 Wrexham Road, Rhostyllen

Development: Use of property for childminding business (up to 10 children).

I refer to your consultation dated 13 September 2011 in respect of the above.

The site is located on an unclassified road subject to a 30 mph speed limit although given the proximity of the site to junction with the A5152 Wrexham Road, traffic speeds are considered to be no more than 25mph.

The site has access on to a very busy road with non standard junction arrangement and is situated immediately behind the local convenience store. The store has a constant turnover of vehicles using post office, shopping and autobank facilities.

Visibility for and of pedestrians at the site access is substandard due to the restricted width of driveway and height of hedge / fence to the north of the access. Whilst lateral visibility of vehicles appears achievable in both directions it is in fact only achievable over 3rd party land in a south westerly direction; the affected land being used for the parking of customers at the Cooperative shop.

The access is only 3m wide and does not permit the simultaneous passage of vehicles. Whilst this is not a particular issue for a domestic dwelling, it becomes a concern when the site is intended for use as a nursery where incoming vehicles will be forced to wait on the highway while outgoing traffic attempts to exit the site. There are four recorded accidents in the immediate proximity of the site at the junction of Eldon Grove with Wrexham Road and it is considered that this proposal will potentially create additional danger to road users.

There appears to be adequate space within the site to park up to 5 vehicles. However the vehicles would generally be parked behind one another which is inappropriate for the proposed use. Furthermore there is no turning facility within the site. It is accepted that this is an unclassified road and Council policy does not require off road turning facility for vehicles, however it is considered in this instance that adequate turning facility is necessary due to the substandard nature of the access, the proximity of the access to a non standard junction and the high volume of traffic movement on the adjoining highway.

Immediately south of the site there are two parking spaces marked to mobility standards which are constantly used by customers of both the shop and the autobank. The location of these parking spaces potentially leads to conflict with the access to no. 50 Wrexham Road and this problem will only be exacerbated by increased use of the access to no. 50.

I have witnessed HGV deliveries parking along the south eastern frontage of the cooperative site which leads to serious conflict between vehicles and pedestrians in the proximity of the site. The parking of the HGV seriously impacts on the ability of vehicles to enter and exit the development site in a safe and satisfactory manner.

I therefore recommend that the application be refused for the following reasons:

- There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.
- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.
- The restricted width of the access would be likely to result in danger to road users by reason of vehicles waiting in the highway.



Infrastructure and Planning Manager