

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0745

Your Ref: JGK/P/2011/0745

Date: 1st November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 409 539 Gredington Arms, Cross Street, Holt, Wrexham.

Development: Conversion of public house to 5 no. apartments.

I refer to your consultation dated 12/10/2011 and revised layout plan (Drg. No. D030/023 – Oct 2010) received on 24/10/2011 in respect of the above.

Cross Street is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the proximity of the junction with Frog Lane.

Any proposed shared access in this location shall provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The proposed shared access off Cross Street does not indicate the provision of the above splays which is unacceptable. I have requested that the applicant provides a revised layout plan indicating the required splays. This will require a minor re-location of the proposed access in the southerly direction.

I understand that the proposed development consists of 4 no. 2 bedroomed apartments and 1 no. 1 bedroomed apartment. The provision of 10 no parking spaces is considered adequate to serve the proposed development site.

The proposed turning facility (ie/ 10m diameter turning circle) is considered adequate to serve the development site. However, the submitted layout plan indicates that the existing hedgerow to the northern boundary of the site is to be retained but is not shown on the plan. The existing hedgerow would appear to be in excess of 1m in width and would encroach on the proposed turning area which is considered unacceptable. However, this problem may be overcome if proposed parking spaces 4,5 & 6 are re-located to a more southerly position. I have requested that the applicant addresses this problem and provides a revised layout plan indicating the extent of the hedgerow and the provision of adequate parking and turning within the site.

Although I have no objection to the proposed development in principle, I would normally recommend that the application be **REFUSED** for the following reasons:-

1. **The proposed access onto Cross Street does not indicate the provision of adequate visibility splays.**
2. **The proposed development site does not make adequate provision for the turning of vehicles within the curtilage of the development site.**

However, if the applicant can address the above issues then I would have no objections to the proposed development 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. Paul', is written above the title 'Infrastructure Manager'.

Infrastructure Manager