

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0375

Your Ref: SEH/P/2011/0375

Date: 13TH June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 419 22 High Street, Overton, Wrexham.

Development: Alterations and single storey extension.

I refer to your consultation dated 02/06/2011 in respect of the above.

The proposed development site is located on the High Street which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Although visibility appears adequate in the southerly direction, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 30m measured to the nearside edge of the adjoining highway, Visibility is impeded in this direction by the adjoining building (Butchers Shop).

The existing shared access is only 2.7m wide and cannot support the simultaneous passage of 2 no. vehicles. I would normally recommend that such an access is at least 4.5m wide with no gates being erected within 5m of the highway boundary.

There would appear to be a significant level of on-street parking along this section of the High Street which can affect the available visibility from the proposed access.

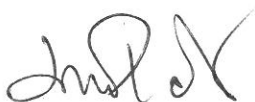
However, I cannot fully assess the application due to lack of information .

The submitted plan (Drg. No. MA1101.01) appears to indicate a shared access which I assume provides access to rear parking for both no.22 and no.22a. However, layout plan (Drg. No. MA110.02) indicates a garage in the same location as the undercroft access.

Please ask the applicant to provide a more detailed plan of the existing / proposed access arrangements including parking & turning arrangements for both properties (ie/ 22 & 22a).

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

Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for both dwellings.

A handwritten signature in black ink, appearing to be 'JMS' followed by a stylized flourish.

Infrastructure and Planning Manager