

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2011/0589 **Your Ref:** KH/P/2011/0589
Date: 8TH September 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 460 354 Site of Old Shop, Cadney Lane, Bettisfield, Wrexham.

Development: Demolition of existing pair of semi-detached dwellings and re-development to create 2 no. two storey detached dwellings and associated parking.

I refer to your consultation dated 25/08/2011 in respect of the above.

The proposed development site is located on Cadney Lane which is a rural, unclassified road subject to a 60mph speed limit. However, a recently conducted speed survey determined 85th percentile speeds of 28mph for vehicles approaching from the north west and 30mph for vehicles approaching from the south east.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 39m to the north west and 2.4 x 43m to the south east measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

However, the submitted layout plan (Drg. No. W10/1911/00 Rev B) only papers to indicate splays of 2.0 x 39m in both directions measured to the nearside edge of the adjoining highway which is inadequate. A setback distance of 2.4m would also be required in this instance.

I would therefore recommend that the applicant submits a revised layout plan indicating the required splays.

In terms of parking provision, I comments as follows:-

Each 3 bedroomed dwelling would require 3 no. parking spaces each in accordance with LPGN 16. The submitted layout plan only indicates 2 no. spaces per dwelling which is considered inadequate. Although there may be scope to provide parking for 3 no. vehicles for each dwelling, any proposed spaces must not encroach on the required visibility splays measured from a setback distance of 2.4m.

I would recommend that the applicant submits a revised layout plan indicating how adequate parking provision could be provided within the curtilage of the site.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. The submitted layout plan (Drg. No. W10/1911/00 Rev B) does not indicate the provision of adequate visibility splays from the proposed access.
2. The submitted layout plan (Drg. No. W10/1911/00 Rev B) does not indicate the provision of adequate parking within the curtilage of the development site.

However, if the applicant was to satisfactorily address the above issues then further consideration could be given to this application.

Supplementary Notes

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

Note to applicant:

- *As there appears to be a significant issue with flooding in this area, I would recommend the applicant liaises with the Wrexham County Borough Council – Land Drainage Section to discuss the proposed means of surface water drainage for the development site. Please contact Mr. Jonathan Plant on Tel: 01978 729672.*



Infrastructure and Planning Manager