

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0560	Your Ref:	JS/P/2011/0560
Date:	12 TH August 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 501 Chadwicks Yard, Bridge Street, Wrexham.

Development: Outline application for residential development and new access.

I refer to your consultation dated 04/08/2011 in respect of the above.

The proposed development site is located on Lea Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the given the geometry of the road.

Any proposed / existing access would normally be required to 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.

Any proposed access shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

The submitted indicative layout plan appears to be proposing to utilize the existing dropped kerb vehicular access (6.3m wide) to serve the proposed development site. The site currently appears to serve a light commercial unit.

Based on a development of this size (ie/ 7 no. dwellings), the existing dropped kerb access would be considered adequate. Given the restricted size of the site, I would assume that the internal estate road and any footways would remain unadopted and be maintained by a private management company.

Any proposed access road serving the development site would need to be a minimum width of 4.8m and surfaced with hard bound materials.

Although the development site is located in a sustainable location, consideration must be given to providing adequate parking provision within the curtilage of the site particularly as this area suffers from a significant on-street parking problem ie/ along Lea Road, Brook Street, Bellevue Road and Jubilee Road.

A suitable turning facility shall be provided to serve the proposed development site.

In principle, I have no objections to a limited residential development of this nature in this location.

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. P. Lang', is written over the printed name.

Infrastructure and Planning Manager