

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0004

Your Ref: SJG/P/2011/0004

Date: 7TH February 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 521 Ty Mynydd, New Road, Wrexham.

Development: Change of use of existing dwelling to 2 no. dwellings and erection of new dwelling.

I refer to your consultation dated 18/01/2011 in respect of the above.

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

Please ask the applicant to provide a more detailed plan of proposed access arrangements particularly the proposed shared access on the northern side of the site.

I would normally recommend that such an access is at least 4.5m wide for the first 5m behind the highway boundary (back of footway). The proposed shared access only appears to be approximately 3.9m wide.

The proposed widening of the existing dropped kerb at the north western corner of the site would appear to encroach / conflict with the existing tactile paved pedestrian crossing point. I would recommend that a section of raised kerb is maintained between this existing pedestrian crossing point and the proposed vehicular access.

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 access arrangements.

Infrastructure and Planning Manager