

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2010/0588

Your Ref: LB1/P/2010/0588

Date: 22 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 406 483 Sutton Green Cottage, Sutton Green, Bowling Bank, Wrexham.

Development: Demolition of existing derelict shed and erection of new single storey ancillary dwelling.

I refer to your consultation dated 15/07/2010 in respect of the above.

The proposed development site is located on a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the centreline of the adjoining highway in accordance with TAN 18. Visibility can be relaxed to the centreline of the road given the restricted carriageway width along this section.

Visibility from the existing access appears to be adequate in the southerly direction providing a splay in excess of 2.4 x 70m measured to the centreline of the adjoining highway. However, it is unclear as to whether the applicant has control of the land located to the south of the existing access. Visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 40m measured to the centreline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the adjoining field.

Although the existing access suffers from inadequate visibility in the northerly direction and would not benefit from any increase in traffic generation, it is normally assumed that a development of this nature (annexe) will not generate any significant increase in vehicle movements.

I would therefore recommend that the proposed annexe is tied to the existing dwelling in order to prevent it from being used or sold off as a separate dwelling.

Parking and turning provision at the proposed development site appears to be adequate.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

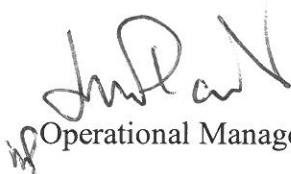
1. The proposed annexe shall be tied to the existing dwelling and must not be used or sold off as a separate dwelling.
2. Parking within the proposed development shall be in accordance with Local Planning Guidance Note No.16.
3. A suitable turning facility shall be provided within the curtilage of the site.

REASONS

1. In the interests of highway safety.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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



Operational Manager Traffic & Transportation