

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0370 **Your Ref:** SJG/P/2010/0370
Date: 2nd June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 510 38 Chester Road, Wrexham.

Development: Demolition of existing timber garage, w/c shower room and utility room with two bedrooms and bathroom over.

I refer to your consultation dated 19/05/2010 and revised layout plan received on 04/06/2010 in respect of the above.

The proposed development site is located on Chester Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is considered adequate providing splays in excess of 2.0 x 43m in both directions measured to the nearside edge of the adjoining highway.

The submitted layout plan received on 04/06/2010 appears adequate indicating the provision of 3 no. parking spaces and a suitable turning head.

I therefore have no objections to the proposed development and would recommend any permission include the following condition:-

CONDITION

1. The vehicle parking and turning areas indicated on the submitted layout plan (received on 04/06/2010) shall be laid out, surfaced and drained to the satisfaction of the Planning Authority.

REASON

1. 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.

A handwritten signature in black ink, appearing to read "J. P. Law". The signature is stylized with a large, looped initial "J" and a distinct "P" and "L".

J. P. Law
Operational Manager Traffic & Transportation