

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0157 **Your Ref:** JS/P/2010/0157
Date: 9TH March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 418 396 Lyndale, Ellesmere Lane, Penley, Wrexham.

Development: Outline application for erection of 1 no. dwelling and alterations to existing access.

I refer to your consultation dated 04/03/2010 in respect of the above.

The proposed development site is located on Ellesmere Lane which is a rural, classified road subject to a 30mph speed limit.

Visibility from the existing access serving the development site is inadequate providing splays of approximately 2.4 x 7m to the north east and 2.4 x 8m to the south west measured to the nearside edge of the adjoining highway.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 90m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The proposed access is approximately 5m wide and would appear capable of providing visibility splays of 2.4 x 7m to the north east and 2.4 x 17m to the south west measured to the nearside edge of the adjoining highway. These splays fall significantly short of TAN 18 requirements.

In terms of parking and turning provision at the development site, the existing property currently appears to provide 3 no. parking spaces but has no turning provision. The proposed layout appears to provide 2 no. parking spaces per dwelling (both 3 bedroomed). LPGN 16 would normally require a maximum of 3 no. parking spaces per dwelling. No turning facility has been proposed within the curtilage of the development site, Any proposed access of this nature onto a classified road would normally require an appropriate turning facility.

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

1. **It appears impracticable within the curtilage of the site to construct an access with the classified road which would provide sufficient visibility for vehicles emerging from the site.**

2. The proposed development does not make adequate provision for the turning of vehicles within the curtilage of the site.



Operational Manager Traffic & Transportation