

MEMORANDUM



From: Operational Manager Traffic & Transportation

To: Chief Planning Officer

Our Ref: TH/DC/AM/2010/0169

Your Ref: P/2010/0169

Date: 30 March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 290 382 8 Maes Y Waun, Chirk, Wrexham

Development: Erection of wall and pre-fabricated steel garage

I refer to your consultation dated 16 March 2010 in respect of the above.

The applicant is proposing a new access on to Maes Yr Ysgol which is an unclassified road subject to a 30mph speed limit however speeds are more likely to be no greater than 20 due to the geometry of the road. Manual for streets requires visibility splays of 2.4 x 33m in both directions; the applicant has not demonstrated how this can be achieved.

In order to construct an access, adequate pedestrian visibility would need to be provided. This would require the provision of splays of 2.4 x 3.3m in both directions measured from the back of the footway/carriageway in which there shall be no obstruction in excess of 0.6m in height. The applicant has not demonstrated how this can be achieved.

Any proposed driveway fronting a garage would normally require a depth of 5.5m in order to accommodate a vehicle clear of the adjoining highway. The applicant does not appear to be providing this.

I would recommend **REFUSAL** based on the above reasons.

Ann Moss

For Operational Manager Traffic & Transportation