

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/P/2009/0810	FAO:	Sharon Holman
Date:	24 th March 2010	Your Ref:	SEH/P/2009/0810

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 342 500 Proposed development at 81 Benjamin Road, Wrexham.
Development: Erection of 2 no. 1 bedroomed apartments

I refer to your consultation / email dated 22/03/2010 including layout plan (Drg. No. CP 1002 / 02 – Dated March 2010).

Any proposed shared access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

Any proposed shared access in this location would also normally be required to provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height.

The submitted layout plan does not demonstrate how the required visibility splays are to be provided from the proposed access. Please ask the applicant to provide a revised layout plan indicating how the proposed visibility splays are to be provided.

In terms of parking provision, the proposed no. of spaces (ie/ 2 spaces for the existing dwelling and 1 space each for the proposed 1 bedroomed flats) would be considered adequate given the sustainable location of the site.


Operational Manager Traffic & Transportation