

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0347

Your Ref: P/2010/0347

Date: 10 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2690 4120 Alma House, Alma Road, Froncysyllte

Development: Erection of a 2 bedroom dwelling

I refer to your consultation dated 26 April 2010 in respect of the above.

The development site has access on to a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 25mph from the east and 20 mph from the west

TAN 18 requires a visibility splay of 2.4 x 33m to the east and 2.4 x 25m to the west to the centre line of the adjoining carriageway.

Although the submitted plan demonstrates that this may be achievable in a westerly direction, visibility to the east from the proposed access appears to be substandard.

Given that this is a classified highway new driveways are required to provide turning facility within the curtilage of the site. Neither of the proposed accesses provides this facility.

Alma Road is generally too narrow to allow the simultaneous passage of two vehicles. The alignment of Alma Road at its junction with the A5 Llangollen Road is such that it is not possible to turn left towards Llangollen. Visibility out of the junction is seriously substandard.

I therefore recommend that the application be refused for the following reasons.

- The development site is approached by means of a narrow road considered substandard in width and junction layout to serve as a means of access to further residential development.
- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.
- There is inadequate visibility demonstrated at the access to the proposed dwelling

for Operational Manager Traffic & Transportation