

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0301 **Your Ref:** LB1/P/2010/0301
Date: 26th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 512 60 Prices Lane, Wrexham.

Development: Change of use from office to 2 bedroom residential dwelling and kitchen extension and detached double garage.

I refer to your consultation dated 14/04/2010 in respect of the above.

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

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m 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.

Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. The existing access is 3.4m wide and is gated at approximately 7.5m behind the adjoining carriageway. The access is surfaced with hard bound materials.

Parking and turning facilities within the curtilage of the development site appear adequate

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.
2. A suitable turning facility shall be provided within the curtilage of the proposed development site.

REASONS

1. To provide for the parking of vehicles clear of the highway.

2. To ensure that reversing by vehicles into and from the highway is rendered unnecessary 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 be 'H. P. N.', written in a cursive style.

Operational Manager Traffic & Transportation