

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0763	Your Ref:	MPP/2009/0763
Date:	17 th September 2009		

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 516 Sycamore House, 2 Stansty Road, Stansty, Wrexham.
Development: Change of use to house of multiple occupancy.

I refer to your consultation dated 15/09/09 in respect of the above.

The proposed development site is located on Stansty Road which is a busy classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions in accordance with Manual for Streets. Visibility at the existing access onto Stansty Road is adequate. Any proposed / existing access 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. Pedestrian visibility at the existing access is inadequate.

The existing access onto Stansty Road is approximately 2.4m wide with gates setback approximately 3.7m behind the carriageway edge. Such an access would normally be required to set any gates back at least 5m behind the adjoining highway. I would suggest that the applicant removes the existing gates in the interest of the free and safe movement of traffic along Stansty Road.

The existing driveway / parking area off Stansty Road only appears capable of accommodating 1 no. vehicle given its restricted length. There is also no turning provision available within the curtilage of the site.

Although it is unclear as to the previous layout of the property (ie/ no. of bedrooms) when I assume it was used as a domestic dwelling, I assume that it would have been at least 3 bedroomed and would have required 3 no. parking spaces in accordance with LPGN No. 16. The proposed development (house of multiple occupancy) appears to have 6 no. bedrooms. Assuming that these bedrooms equate to 6 no. bedspaces, then LPGN No. 5 would normally require the provision of 3 no. parking spaces.

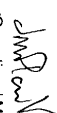
It may therefore be considered that the proposed development has the same demand for parking provision and the same shortfall in parking provision compared with its previous use as a domestic dwelling.

However, LPOG No. 5 states that "if parking facilities cannot be provided within the site curtilage they may be provided along the road frontage of the premises where it causes no traffic problems". Although, I would not wish to see any vehicles parking along the site frontage on Stanly Road, if the need does arise for on street parking, I would suggest that the applicant advises any occupants of the property to park in a safe location along Railway Road away from the junction with Stanly Road.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.


Operational Manager Traffic & Transportation