

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0406 **FAO:** Mathew Phillips
Your Ref: P/2020/0406

Date: 11th September 2020

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

Location: O. S Grid Ref: 269 515 Ty Gwyn, Pentre, Minera, Wrexham.
Development: Two Storey Extension, single storey extension, porch and detached double garage (partly in retrospect).

I refer to your consultation / email dated 12/08/2020 in respect of the above.

Access

The proposed development site is located on the B5426 Wern Road which is classified road subject to a 30mph speed limit.

Any proposed / existing access in this location 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.

Visibility from the existing access is inadequate providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary wall / shrubs.

The existing access is surfaced with loose bound materials and is gated approximately 4.7m behind the edge of carriageway.

Parking and Turning Provision

The existing arrangements appeared to have provided at least 2 parking spaces (garage space excluded) plus turning. Turning provision would normally be required given that the site accesses onto a classified road.

Assuming this to be the case, I would recommend that the proposed development (3 bedrooms) provides 3 parking spaces plus turning provision in accordance with LPGN 16 requirements. I would recommend that the applicant provides a suitably scaled layout plan indicating this detail.

I await the requested information

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Chief Officer, Environment & Technical