

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0268 **Your Ref:** SJG/P/2020/0268
Date: 4th August 2020

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

Location: O. S Grid Ref: 361 549 69 Wynnstay Lane, Marford,, Wrexham.
Development: Side extension, conversion of outbuilding to annex and detached garage.

I refer to your consultation dated 24/07/2020 in respect of the above.

The proposed development site is located on Wynnstay Lane Lane which is an unclassified, residential road subject to a 30mph speed limit.

Based on typical speeds of 30mph, 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 the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 6m in the northerly direction and 2.4 x 22m in the southerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing hedgerow in the northerly direction and by next door's brick pillar / hedgerow in the southerly direction.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

The existing driveway serving the development site is approximately 3.2m wide and gated 4.1m behind the adjoining carriageway. The access is paved with hard bound materials.

There would appear to be adequate parking (up to 4 cars) and turning space within the curtilage of the development site.

I understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements at the site.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

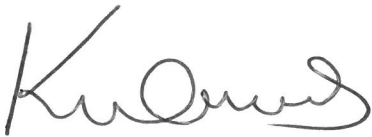
NONSTD ANCILLARY ACCOMMODATION

038R

The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling.

Supplementary Notes

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



Chief Officer, Environment & Technical