



Site Access Statement

2 BEDROOMED BUNGALOW.
Vicarage Hill Court, Minera, Wrexham LL11 3YJ

Document Control		P578.SAS.1
Revision A	First Issue	07.01.2021



1.0 Introduction

- 1.1 This Site Access Statement accompanies a full application for Planning Permission for a New Dwelling containing 1no. two bedroom bungalow.
- 1.2 The site is located at Vicarage Hill Court, an existing development of 6no apartments accessed off Vicarage Hill, Minera. The existing apartments are owned by the applicant and let out through their sister company Wrexrent.

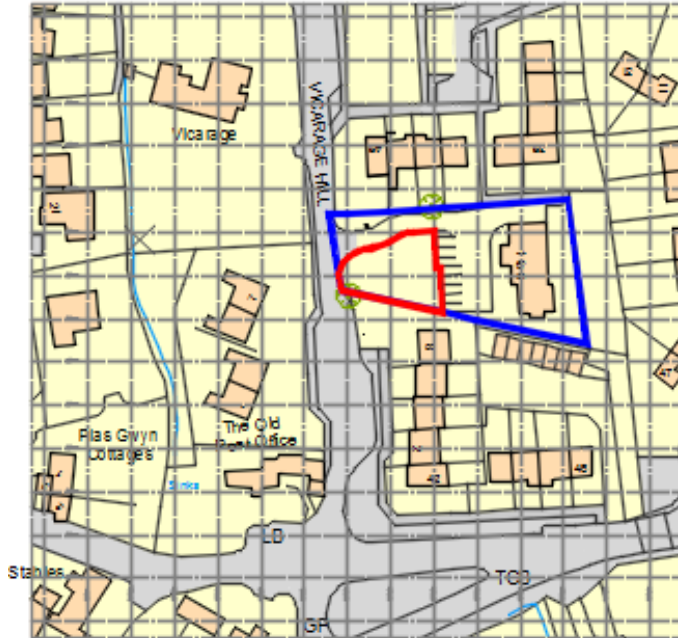


Figure 1 – Site Location

- 1.3 The Site has been assessed in accordance with the National and Local planning policies as a suitable site for residential development.
- 1.4 The land is central to the village of Minera and well within the Settlement Limit. The site is outside of the Minera Conservation Area.

2.0 Site Access

- 2.1 The proposed development site is accessed off Vicarage Hill which is a classified road subject to a 30mph limit.

However, the road terminates at a Stop Junction 50m to the south of the site with parking to both sides (parallel parking to the west and perpendicular parking to the east side of the road).

Given the proximity to the Stop Junction and the village setting with parking to both sides of the road, the traffic speed is significantly less than the speed limit.



- 2.2 The visibility splays at the junction of Vicarage Hill Court onto Vicarage Hill adequately support the current development of 6 dwellings, however it is noted that they do not fully meet the standard for a 30mph road (i.e. 2.4 x 43m) due to visual obstructions as noted below:



The visibility to the North is partially obscured by a telegraph pole and neighbouring fences which reduces the splay to 2.4m x 15m, but this is improved at 2.0m to exceed the required 43m with full visibility of the road.

It must also be noted that vehicles approaching from this direction will be travelling at a reduced speed on the approach to the Stop Junction 50m to the south.





The visibility to the South is partly obscured by the existing tree and hedge row which reduces the splay to 2.4m x 20m, but this is improved at 2.0m to exceed the required 43m with full visibility of the road.

It must also be noted that vehicles approaching from this direction will be travelling at a reduced speed having just navigated the Stop Junction and passing parked vehicles within the village setting.

- 2.3 This proposal is for the addition of 1no. two bedroom dwelling increasing the occupancy of the site by 15%, which is not a significant increase in traffic movements.

The existing site access is therefore adequate for the minor increase in vehicle movements that this one dwelling would create.



3.0 Refuge collection

- 3.1 Refuge collection is carried out at kerb side as refuge vehicles no longer enter private driveways or roads. The refuge vehicles use the site access to pull in parallel to the highway during collection and continue their journey in the same direction.



There is adequate parking and turning of residents' vehicles clear of the highway, but refuge vehicle turning is no longer required and not included in the proposed site layout.

4.0 Planning History

- 4.1 The site currently has planning permission for the construction of 1no two bedroom dwelling. This application has been submitted due to a change in the form of the building to comply with the Welsh DQR standards and PassivHaus standards.

The number of vehicle movements and refuge collection has not been changed by this application and remains as previously approved.

