

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0305 **Your Ref:** SJG/P/2020/0305
Date: 5th August 2020

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

Location: O. S Grid Ref: 278 528 The Old Barn, Minera Road, Minera, Wrexham.
Development: Conversion of garage to annex.

The proposed development site is located on the B5102 Minera Road which is a rural, classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the main access serving the development site is inadequate providing splays of approximately 2.4 x 17m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing vegetation either side of the access.

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 6.1m wide reducing to 4.8 m at 7.2m behind the adjoining carriageway and is capable of accommodating the simultaneous passage of 2 no. vehicles.

There would appear to be adequate parking and turning space within the curtilage of the development site.

I would normally recommend that the application be REFUSED for the following reason:-

There is restricted visibility at the existing access onto Minera Road and increased use would increase the likelihood of danger to road users.

However, 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.

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. -----.

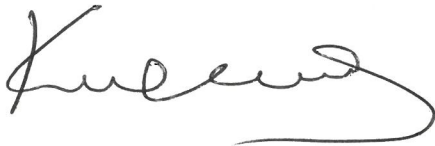
NONSTD ANCILLARY ACCOMMODATION

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