

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0647 **Your Ref:** MRJ/P/2020/0647
Date: 17th December 2020

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

Location: O. S Grid Ref: 293 463 Y Bryn, Duke Street, Rhos, Wrexham.
Development: Erection of detached dwelling.

I refer to your consultation dated 21/10/2020 in respect of the above.

Access

The proposed development site is located on an unadopted road off Duke Road

Duke Road is an unclassified road subject to a 20mph speed limit. Any proposed / existing access in this location would normally require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the unadopted road onto Duke Road 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 in both directions by the existing boundary walls either side of the access. I would normally therefore be unable to support any proposed development that would result in any significant increase in vehicle movements utilizing this sub-standard access. Visibility is also exacerbated by cars which park along this section of Duke Road. On street parking appears to be an issue along this section Duke Road given the lack of adequate off-street parking provision for existing properties.

The site is served off an unadopted road which already serves around 10 dwellings and is considered to be substandard ie/ visibility, junction layout, lack of suitable turning head , unsurfaced, lack of surface water drainage, lack of footway provision to serve as a means of access to further residential development.

Public Right of Way (PROW no. 49 – Rhos) runs along the unadopted road and must not be interfered with.

Parking & Turning Provision

In terms of parking provision at the proposed development site, I comment as follows:-

The existing property has parking provision for up to 5 cars. The proposed development would provide 2 spaces for the proposed property and leave 2 spaces for the existing property which would be considered acceptable.

The unadopted road has no suitable turning head to accommodate the turning movements of a refuse vehicle or delivery vehicles.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. **There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.**
2. **The site is served off an unadopted road which already serves around 10 dwellings and is considered to be substandard in respect of visibility, junction layout, lack of suitable turning head , unsurfaced, lack of surface water drainage, lack of footway provision to serve as a means of access to further residential development.**



Chief Officer, Environment & Technical