

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0501 **Your Ref:** MRJ/P/2020/0501
Date: 3rd November 2020

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

Location: O. S Grid Ref: 272 518 Land adjacent to Vicarage Hill Court, Vicarage Hill, Minera, Wrexham.

Development: Erection of single-storey dwelling with improvements to car parking and associated works.

I refer to your consultation / email dated 02/09/2020 in respect of the above.

Access

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

Based on the above speeds, 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 accordance with Manual for Streets.

Current visibility from the existing / proposed access is sub-standard providing splays of approximately 2.4 x 10m to the north and 2.4 x 14m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing telegraph pole and would also need to cross over 3rd party land. Visibility is impeded in the southerly direction by the existing tree, hedgerow and embankment.

I would therefore not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements given the lack of adequate visibility. The applicant has not provided details of how it is intended to provide adequate visibility from the existing / proposed access.

Layout

The development site is served off an existing 4.5m wide unadopted road which provides access to 6 no. existing 2 bedroom apartments. A turning head is provided off the unadopted road which currently facilitates turning by delivery vehicles and a refuse vehicle.

There are currently 6 spaces provided for the existing flats. The submitted layout plan (Drg. No. 200 Rev P1) appears to indicate the provision of 7 spaces for the existing apartments and 2 spaces for the proposed bungalow. Although the proposed level of parking provision is adequate, the amended layout would no longer provide a suitable turning head.

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 proposed development does not make adequate provision for the turning of vehicles clear of the public highway.**

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 blue ink, consisting of a stylized 'M' followed by a horizontal line.

Chief Officer Environment & Technical