

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2020/0351 **Your Ref:** MRJ/P/2020/0351
Date: 18th August 2020

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

Location: O. S Grid Ref: 303 438 2 Tai Clawdd, High Street, Ruabon, Wrexham.
Development: Erection of garage in rear garden.

I refer to your consultation / email dated 30/07/2020 in respect of the above:-

The proposed site is served off an unadopted road which already serves 10 no. dwellings. The unadopted road has 2 access points onto the High Street which is a classified road subject to a 30mph speed limit.

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. Visibility from both access points is sub-standard.

However, it would appear that all of the existing properties already park at the rear of their properties and utilize these access points.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Chief Officer, Environment & Technical