

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0910	Your Ref:	P/2019/0910
Date:	4 February 2020		

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

Location: O. S Grid Ref: 2852 5129 Lllys Awen, Heol Llewelyn, Coedpoeth
Development: Sub division of existing 4 bedroom detached dwelling to form 2 no. two bedroom dwelling together with on-site parking arrangements

I refer to your consultation dated 6 January 2020 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed is likely to be no more than 15 mph due to the geometry of the road.

Visibility at the existing access is considered acceptable.

The site has two existing accesses; one is approximately 2.6m wide, the other 2.2m. Neither is wide enough to cater for any more than a single dwelling.

However, the submitted plans indicate an intention to close the north easterly access and widen the south westerly access. It is unclear how the applicants intend to widen this access. There is a telegraph pole to the east; and to the west the land required to widen it appears to belong to WCBC assets department.

Please ask the applicant to clarify how the access will be widened.

Whilst the number of parking spaces is acceptable for 2 x 2 bedroom dwellings, I have some concerns that the layout will cause serious manoeuvrability issues particularly for the parking space along the north westerly boundary wall

Peter Duthwaite

MD Service Manager Environment