

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0077 **Your Ref:** SEH/P/2020/0077
Date: 11th February 2020

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

Location: O. S Grid Ref: 349 542 Bumbleberry Cottage, Old Wrexham Road, Gresford, Wrexham.

Development: Erection of detached, two-storey triple garage with snooker room above.

I refer to your consultation dated 06/02/2020 in respect of the above.

The proposed development site is located on Old Wrexham Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Based on typical speeds of 30mph, 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.

Visibility from the existing access serving the development site is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing boundary wall / hedgerow in both directions.

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 access serving the development site is approximately 6.8m wide reducing to 2.7m at approximately 6m behind the adjoining carriageway. The access is paved with loose bound materials.

I assume that the proposed garages / snooker room will be ancillary to the existing property and will not be permitted to be converted to a dwelling

There would appear to be adequate parking and turning facilities within the curtilage of the property.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Douthett

MD

Chief Officer, Environment & Technical