

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0206 **Your Ref:** SJG/P/2020/0206
Date: 6th July 2020

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

Location: O. S Grid Ref: 348 492 Acre View, Abenbury Road, Wrexham.
Development: Change of use to House in Multiple Occupation – 4 Occupants Maximum.

I refer to your consultation / email dated 01/07/2020 in respect of the above.

Access

The proposed development site is located on Abenbury Road which is a classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access is adequate in the easterly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. This is subject to the regular maintenance of the existing hedgerow / vegetation. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 17m measured to the nearside edge of the adjoining highway. Visibility in this direction is currently restricted by the existing vegetation and the geometry of the road. Visibility could possibly be increased to around 2.4 x 23m if the vegetation was removed.

I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements utilising this sub-standard access. The proposed development is considered likely to increase vehicle movements at the site.

The existing access is typically 3m wide, steeply sloping and joins the highway at an acute angle which makes access more difficult. The access is a shared access which typically requires a minimum width of 4.8m for 2 cars to sit side by side clear of the adjoining highway. The access is in need of re-surfacing. The access is gated at approximately 12m behind the adjoining highway. There is no Aco drain or similar to prevent private surface water run-off flowing onto the adjoining highway.

Traffic Generation

The existing site appears to comprise of 2 dwellings. I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements utilising this sub-standard access. It is considered that the proposed development will result in additional vehicle movements compared with the existing domestic dwelling.

Parking & Turning Provision

I assume that the existing 3 bedroom dwelling has at least 3 parking spaces plus turning provision. The proposed HMO would require a maximum of 3 parking spaces in accordance with LPGN 16 (1 car space per bedroom) plus turning provision which appears to be indicated on the submitted layout plan.

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

1. There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.
2. The existing access is of insufficient width to serve as a shared access.

Supplementary Notes

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



Chief Officer, Environment & Technical