

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0056	Your Ref:	P/2018/0056
Date:	5 February 2018		

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

Location: O. S Grid Ref: 2938 3807 Site of Old Fire Station and Former Chapel, Bronywaun, Colliery Road, Chirk

Development: Application for outline planning permission for the erection of 10 no. residential properties

I refer to your consultation dated 29 January 2018 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit. The access provides adequate visibility on to Colliery Road.

The plans do not indicate the presence of a footway along Colliery Road. It is therefore unclear as to what type of access is being provided. Any access serving 10 dwellings will require a fully formed junction with 6m kerb radius into the site.

A minimum road width of 4.8m will be required with the provision of a turning facility to cater for a medium size (7m long) delivery vehicle.

Parking provision is well below the maximum standards of LPGN 16. The D&A statement refers to the provision of a small amount of visitor parking within the site but this is not indicated on the submitted plan. The two parking spaces indicated to the rear of the '1 bed cluster' appear to be of inadequate length to cater for two vehicles.

I have no objection to the principle of development but would recommend that the applicant submits a suitably scaled plan demonstrating a suitable access into the site over the existing footway and adequate off road parking provision for each dwelling

Peter D'Silva

P.D. Service Manager Environment