

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/P/2019/0021 **Your Ref:** MRJ/P/2019/0021
Date: 12th February 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 522 13 Little Acton Drive, Wrexham.

Development: Outline application to erect 1 no. dwelling with all matters reserved on land to the rear of 13 Alyndale Road.

I refer to your consultation dated 16/01/2019 in respect of the above.

Access (Reserved Matter)

The proposed development site is located on Alyndale Road which is a residential, unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

The site is accessed via Little Acton Drive which is a residential, unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Little Acton Drive accesses onto Chester Road which is busy classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph any proposed access / junction would be required to provide visibility splays of 2.4 x 56m measured to the nearside edge of the adjoining highway. Based on typical speeds of 20mph any proposed access / junction would be required to provide visibility splays of 2.4 x 25m measured to the nearside edge of the adjoining highway.

Visibility at the Little Acton Drive / Chester Road junction is inadequate in both directions providing splays of approximately 2.4 x 11m to the south and 2.4 x 16m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the boundary walls / hedges of existing dwellings.

Little Acton Drive / Alyndale Drive already serves in excess of 24 dwellings. A development of this size would normally require a minimum carriageway width of 5.5m with 2m wide footways on both sides of the road. However, the first section of Little Acton Drive (approximate length of 80m) is only approximately 4m wide and cannot accommodate the simultaneous passage of 2 vehicles. This section of road has no footway provision.

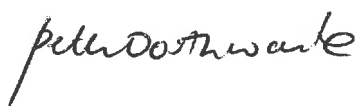
I would not be able to support any proposed development that is likely to result in any increase in vehicle movements through this sub-standard access / junction.

Alyndale Road itself has no formal turning head.

Parking Provision (Reserved Matter)

Any proposed development would need to provide parking provision in accordance with LPGN 16 requirements.

I would therefore be unable to support the proposed development given the issues raised above.

A handwritten signature in black ink, appearing to read "Peter Dornthwaite". The signature is written in a cursive, flowing style.

PD Planning Control Manager