

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0744 **Your Ref:** KH/P/2017/0744
Date: 8th September 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 497 1 Y Groes, Salisbury Road, Wrexham.

Development: Two-storey Rear Extension, Single-Storey Side Extension and New Front Porch.

I refer to your consultation dated 06/09/2017 in respect of the above.

The proposed development site is accessed off Percy Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the proximity of the junction with Talbot Road. The property is located / accessed off a private, shared driveway which provides access to approximately 7 no. properties.

Access

Assuming typical speeds of 20mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from this existing shared access is inadequate in both directions measuring approximately 2.4 x 10m to the north and 2.4 x 12m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow and by the adjoining fence / 3rd party land in the southerly direction.

Although visibility cannot be improved in the southerly direction adequate visibility could be provided in the northerly direction by lowering a section of the existing hedge. I would suggest that the applicant considers lowering a section of the existing hedgerow to maximum height of 1.0m above the adjoining carriageway level in order to maximize visibility in the northerly direction from the existing shared access.

Parking

This area of the town suffers from a significant level of on-street parking. When the previous planning application ref: P/2016/0319 was being considered at the site, the property did not appear to have any off-street parking provision. Since this time, the applicant has created 2 no. off street parking spaces within the curtilage of the property which are accessed off the shared, private driveway. I assume that this existing parking provision will be maintained to serve the proposed 3 bedroom dwelling.

Assuming, that the 2 no. parking spaces are provided / maintained and no gates are erected across the access, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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



 Service Manager Environment