

# MEMORANDUM



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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2017/0985      **Your Ref:** MR/P/2017/0985  
**Date:** 7<sup>th</sup> December 2017

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 407 535 Myrtle Cottage, Wrexham Road, Holt, Wrexham.

**Development:** Conversion of pair of cottages to form 1 no. single dwelling, two storey rear extension, erection of outbuilding and double garage.

I refer to your consultation dated 30/11/2017 in respect of the above.

### **Access**

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

Based on typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 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 onto Wrexham Road serving the development site is inadequate in both directions providing splays of approximately 2.0 x 7m to the west and 2.0 x 33m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing boundary wall. Visibility is impeded in the easterly direction in that the required splay would cut across 3<sup>rd</sup> party land.

The existing access is approximately 2.9m wide and is gated at 1.6m behind the adjoining carriageway. I understand that the applicant is intending to set the gates back 5m behind the adjoining highway, surface the access with hard bound materials for at least 5m and install an Aco drain across the access.

I understand that a 1 bedroom annexe is also proposed at the rear of the site. I would recommend that this is tied to the existing converted property for ancillary use by a suitable condition.

This is an existing access and is unlikely to result in any increase in vehicle movements as a result of the proposed development.

### **Parking & Turning Provision**

The existing cottage has space for up to 3 cars alongside the property. The adjoining cottage has no off-street parking provision. Myrtle Cottage currently has no turning provision.

The submitted layout plan (Drg. No. 17.009/02C Rev C) indicates use of the existing driveway plus a double garage to the rear with hardstanding. Although the layout could easily accommodate parking for 3 cars, it would not seem possible to turn within the curtilage of the site. I would suggest that the applicant modifies the rear hardstanding area to facilitate turning.

The proposed conversion of the 2 cottages to a single dwelling would be seen as a benefit in highway safety terms as the adjoining property with no parking provision should no longer result in cars being parked along Wrexham Road.

I would therefore 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.

*Peter Outhwaite*

*pm* Service Manager Environment