

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0962 **Your Ref:** PF/P/2017/0962
Date: 5th December 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 491 Konat, Abenbury Road, Wrexham.

Development: Conversion of first floor of garage into 2 no. bedroom annexe accommodation for use by family members and guests.

I refer to your consultation dated 27/11/2017 in respect of the above.

The proposed development site is located on Abenbury 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 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access onto Abenbury Road serving the development site is adequate in both directions providing splays in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway.

The existing access is approximately 5.4m wide reducing to 4.1m at 5m behind the adjoining carriageway.

There would appear to be adequate parking and turning space within the curtilage of the development site

I assume that the proposed development will be restricted to ancillary use to the main dwelling.

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 Dookwaite

h Service Manager Environment