

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0853	Your Ref:	P/2017/0853
Date:	22 November 2017		

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

Location: O. S Grid Ref: 2934 4332 Walker Fan House and adjoining bungalow, Wynnstay Yard, The Green, Ruabon

Development: Demolition of existing bungalow, residential development to construct two separate apartment blocks forming a total of 18 no. apartments, remedial works to Walker Fanhouse, new access arrangements and associated works

I refer to your consultation dated 2 November 2017 in respect of the above.

The site is located on a classified highway subject to a 40 mph speed limit for which Welsh Government guidelines recommend splays of 2.4 x 120m. It is possible to provide splays in accordance with the guidelines. However there is a significant level difference between the proposed access road and the B5605 Park Road. For a private drive access on to the highway the maximum gradient permitted is 1 in 10. For an adopted highway access this gradient reduces to 1 in 24 for the first 10 metres and 1 in 15 thereafter. The applicant is therefore required to provide a topographical survey showing levels and gradients of the proposed access.

The development proposes 12 x two bedroom apartments and 6 x 1 bedroom apartments for which LPGN 16 recommends a maximum of 33 parking spaces. The submitted plans propose only 26 spaces but given that the site is within reasonable walking distance of local facilities the railway station and local bus stops, it may be difficult to justify a refusal on the grounds of inadequate parking.

The proposed site layout will make access very difficult for the Council refuse wagon; further consideration will need to be given to the provision of an adequate layout suitable for a refuse wagon

In its current format I am unable to support the development. Please ask the applicant to address the points raised above

Peter Dosthwaite

PD Service Manager Environment