

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/1019 **Your Ref:** PF/P/2017/1019
Date: 5th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 451 Maes y Groes, Overton Road, Bangor on Dee, Wrexham.
Development: Erection of detached garage with ancillary accommodation over.

I refer to your consultation dated 21/12/2017 in respect of the above.

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

Any proposed / existing access 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.

I understand that the proposed development comprises a triple garage with gym above. I understand that the gym will be for personal use only. I assume an appropriate condition could be included to restrict the use of the gym.

The existing access is approximately 12m wide reducing to 3.5m wide at 8.6m behind the adjoining carriageway. The access is gated 8.6m behind the adjoining carriageway.

Visibility at the existing access is inadequate in both directions being approximately 2.4 x 10m in both directions measured to the nearside edge of the adjoining highway. Visibility at the access is currently impeded by the existing hedgerow fronting the development site.

However, as the proposal is unlikely to result in any material increase in traffic movements through this sub-standard access I would have no objections to this proposal on highway grounds and would recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

NONSTD USE TO BE ANCILLIARY TO HOUSE

NONSTD The garage / gym shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

Supplementary Notes

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

pknoomwante

nn Service Manager Environment