

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0706 **Your Ref:** MR/P/2017/0706
Date: 23rd August 2017

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

Location: O. S Grid Ref: 331 496 6B Belmont Road, Wrexham.

Development: Conversion of garages block and flat over into 3 bedroom dwelling.

I refer to your consultation dated 22/08/2017 including layout plan in respect of the above.

The proposed development site is located on Belmont Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Access

The existing access is 6m wide serving a hard paved driveway being approximately 9.4m wide and 6.4m deep.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

I would normally recommend that any proposed access / driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary.

Parking Provision

I would recommend that any proposed parking provision complies with the requirements of LPGN 16. LPGN 16 no longer includes garage spaces as contributing to off-street parking.

The existing property (2 bedroom flat) currently provides 3 garage spaces plus 3 car spaces on the driveway.

The proposed layout plan appears to indicate the provision of 3 no. parking spaces on the driveway which would be considered adequate. It is important that the proposed disabled access ramp does not impact on parking provision and result in vehicles encroaching on the adjoining footway. Any proposed driveway behind a garage requires a minimum depth of 5.5m and 5m where no garage is provided.

I therefore have no objections to the proposed development and 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. -----.
- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ09** **NO GATES WITHIN 5 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Supplementary Notes

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



Service Manager Environment