

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0205	Your Ref:	PF/P/2017/0205
Date:	24 th March 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 483 Sutton Green Cottage, Sutton Green, Bowling Bank, Wrexham.

Development: Variation of Condition no. 2 imposed under Planning Permission P/2016/1126 to include:- and to allow future use as a holiday let.

I refer to your consultation dated 15/03/2017 in respect of the above.

The proposed development site is located on Sutton Green which is a narrow, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility at the existing access is adequate providing visibility splays in excess of 2.4 x 43m in both directions measured to the centreline of the adjoining highway.

The existing access serving the development site is only 3.2m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. I would recommend that the existing access is widened to a minimum width of 4.5m for a minimum distance of 5m behind the adjoining carriageway. The access shall be surfaced with hard bound materials.

In terms of parking and turning provision at the developments site, I comment as follows:-

Previous planning application ref: P/20161126 indicated an existing double garage (2 no. car spaces) and hardstanding fronting garage (2 car spaces) at the property. However, there does not appear to be any turning facility proposed at the site. I would recommend that a suitable communal turning area is provided within the curtilage of the site to serve both dwellings.

I would recommend that the applicant submits a revised layout plan indicating the above access improvements and details of the parking / turning provision for both dwellings.

I await the requested information.

Supplementary Notes

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

Peter Oathwaite

pp Service Manager Environment