

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0909	Your Ref:	P/2016/0909
Date:	11 November 2016		

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

Location: O. S Grid Ref: 3084 5299 Salem Chapel, Pisgah Hill, Pentre Broughton
Development: Conversion of former chapel into 3 bedroom dwelling

I refer to your consultation dated 20 October 2016 in respect of the above.

The site is located at the junction of Pisgah Hill and Westminster Road where visibility is substandard due to the height of the boundary wall of the development site.
There is no dedicated off road parking at the existing site.

The development proposals demonstrate the provision of two off road parking spaces being constructed parallel to Westminster Road. The parking area measures 1.8m width widening to 3m width over a length of approximately 11m.

Given that the average width of a mid-size vehicle is approximately 1.8m it is considered that the parking bay is too narrow to safely accommodate parallel parking alongside the highway.

The submitted plan does not demonstrate whether the height of the existing boundary wall on Westminster Road /Pisgah Hill junction is to change or remain the same.

If it remains at approximately 2m then visibility for vehicles leaving the parking spaces will be severely restricted.

I would prefer to see the boundary wall reduced to 1m in height along the Westminster Road site boundary around as far as the first boundary wall pillar in Pisgah Hill.

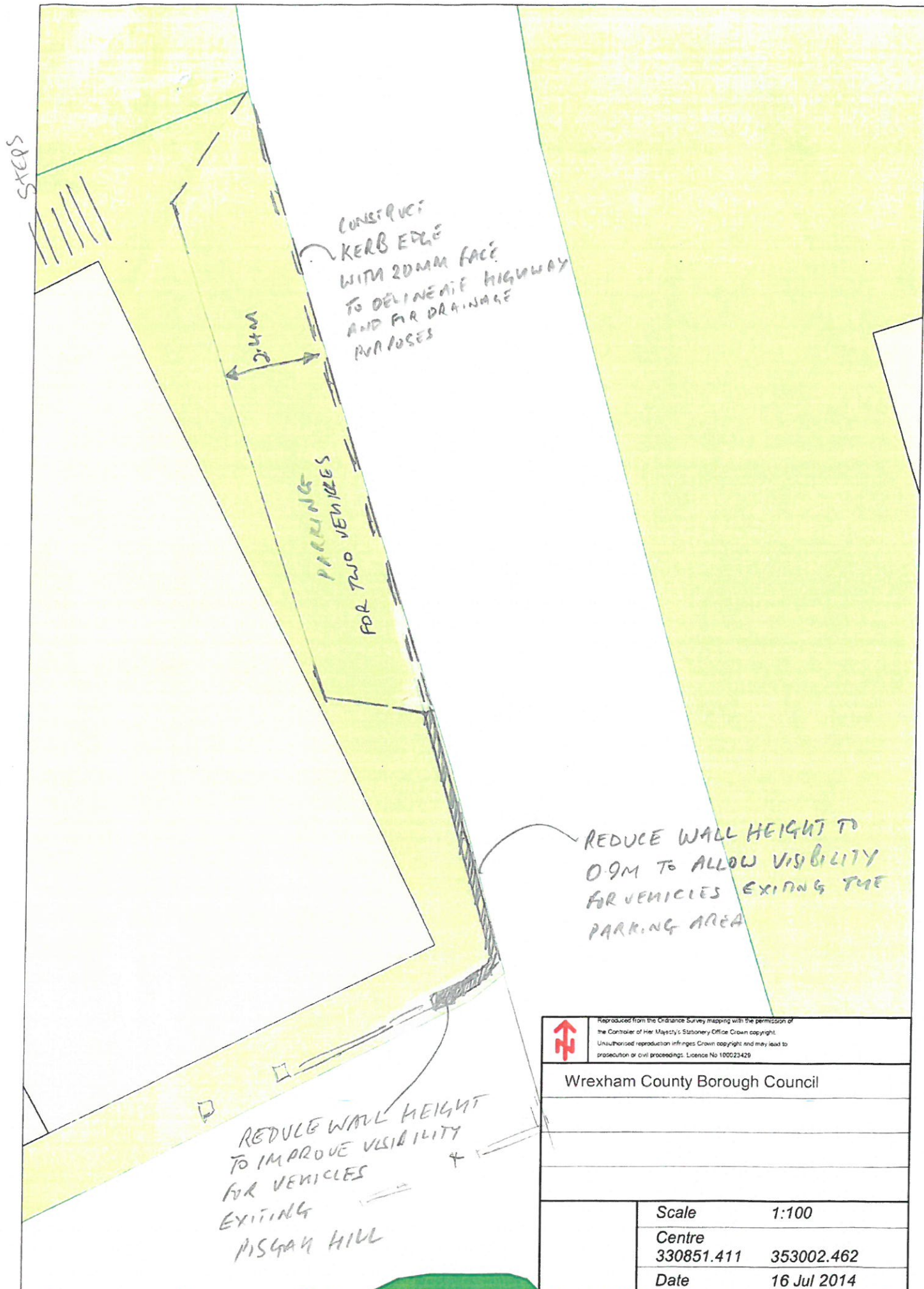
I appreciate that the site could create significant parking issues if it were to re-used under its existing D1 class use; however the parking provision proposed for the conversion is considered to be detrimental to highway safety.

Please ask the applicant to consider amending the design in accordance with the attached plan.

Peter Doherty

Service Manager Environment

MD



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Wrexham County Borough Council

Scale

1:100

Centre

330851.411

353002.462

Date

16 Jul 2014