

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0378

Your Ref: P/2012/0378

Date: 14 June 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2696 4144 Mount Pleasant, Bee Bank, Froncysyllte

Development: Erection of detached dormer bungalow and formation of new vehicular access.

I refer to your consultation dated 30 May 2012 in respect of the above.

The development site is located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no greater than 20mph. TAN 18 requires a visibility splay of 2.4 x 25m to the centre line of the adjoining carriageway in both directions. It appears possible to achieve this from the proposed access.

Parking facilities are to be provided for both the proposed new dwelling and the existing property known as Mount Pleasant; this will help alleviate some of the parking issues currently experienced in the vicinity of the site.

However, Bee Bank itself is only 3m wide and is considered to be of inadequate width to cater for any increased vehicular traffic.

The road leading to the site from the A5 Llangollen Road is known as Alma Road and is generally too narrow to allow the simultaneous passage of vehicles. The alignment of Alma Road at its junction with the A5 is such that it is not possible to turn left towards Llangollen. Visibility out of the A5 / Alma Road junction is seriously substandard.

I therefore recommend that the application be refused for the following reasons.

- The development site is approached by means of a narrow road considered substandard in width and junction layout to serve as a means of access to further residential development.

Peter Downward

P.P. Network and Infrastructure Manager