

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0140

Your Ref: SJG/P/2012/0140

Date: 15 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2700 4110 Mount Pleasant, Bee Bank, Froncysyllte

Development: Erection of a 2 no. dwellings

I refer to your consultation dated 27 April 2010 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph 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. Although this is achievable in an easterly direction, visibility to the west will be obstructed when a car is parked in the proposed parking area for Mount Pleasant.

The parking provision for Mount Pleasant is considered unacceptable – it is likely that any vehicle would be forced to reverse down Bee Bank to enable it to manoeuvre adequately into / out of the parking spaces.

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 trunk road is known as Alma Road and is generally too narrow to allow the simultaneous passage of two vehicles. The alignment of Alma Road at its junction with the A5 Llangollen Road 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.
- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.

Peter D. M. M. M.

P.P. Network and Infrastructure Manager