

MEMORANDUM

From:	Service Manager - Environment	To:	Chief Planning Officer
Our Ref:	TH/DC/AM/2012/0103	Your Ref:	MP/P/2012/0103
Date:	21 February 2012		

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3311 4983 Builders Yard to rear of 27 Poyser Street, Wrexham

Development: Outline application for residential development (Two Storey Building containing 4 flats)

I refer to your consultation dated 14 February 2012 in respect of the above and would comment as follows:-

Poyser Street is an unclassified road, subject to a 30mph, however vehicles are unlikely to travel at more than 25mph. Manual for streets requires visibility splays of 2.4 x 33m in both directions measured to the nearside edge, this would appear to be achievable in a north easterly direction, however it does not appear to be achievable in a north westerly direction.

The access already serves 6 No. parking spaces for Chapel Place flats, this equates to parking for 4 no. flats, as a result of the proposed development, a shared access of 4.8m would need to be provided, this does not appear to be achievable.

I would not wish to support any proposed development that is likely to result in an increase in vehicle movements utilising this existing sub-standard access. The proposed development is considered likely to result in an increase in vehicle movements at the site.

I would normally recommend that the application be **REFUSED** for the following reason:-

The existing access is sub standard and any increased use would increase the likelihood of danger to road users.

P.p. 
Service Manager - Environment