

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2012/0224 **Your Ref:** MP/P/2012/0224

Date: 11TH April 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 419 Land west of 4a The Hermitage, Willow Street, Overton, Wrexham.

Development: Erection of 1 no. dwelling.

I refer to your consultation dated 28/03/2012 in respect of the above.

The proposed development site is located on Willow Street which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Assuming speeds of 20mph, any proposed shared access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I understand that it is proposed to utilize the existing access serving no. 4a Willow Street as a shared access serving both the proposed 2 bedroomed dwelling and the existing property (4a).

The existing / proposed access serving no. 4a Willow Street is only 3.3m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. A shared access of this nature would normally require a minimum width of 4.5m.

The existing access serving no. 4a Willow Street appears to have adequate visibility to the east providing a splay in excess of 2.4 x 25m measured to the nearside edge of the adjoining highway. Visibility to the west is inadequate providing a splay of approximately 2.4 x 5m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow fronting the site. The submitted layout plan does not indicate how the required visibility splays are to be provided from the proposed shared access.

In terms of parking provision, I comment as follows:-

I understand that both the existing dwelling (4a) and the proposed dwelling are both 2 bedroom properties. LGPN 16 would normally require each property to provide 2 no. parking spaces. However, I understand that it is only intended to provide 1 parking space per dwelling which is considered inadequate. I would recommend that 2 no. parking spaces are provided for each dwelling with an appropriate communal turning facility.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. **The submitted layout plan does not indicate how adequate visibility is to be provided from the proposed shared access.**
2. **The proposed shared access is of inadequate width.**
3. **The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.**

However, if the applicant were to satisfactorily address the above issues then further consideration could be given to the proposed development.

Supplementary Notes

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

Peter Doonan

P.P.

Network and Infrastructure Manager