

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0542 **Your Ref:** MRJ/P/2021/0542
Date: 17th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 396 457 Ty Graig, Station Road, Bangor on Dee, Wrexham.

Development: Erection of outbuilding including annex accommodation

I refer to your consultation / email dated 09/06/2021 in respect of the above.

The proposed development site is located on Station Road which is a rural, classified road subject to a 30mph speed limit.

Based on typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

There would appear to be 2 existing accesses serving the site ie/ the main access serving the existing property to the west and an existing access serving the garden area to the east. I understand that the proposed outbuilding / annexe will utilize the existing main westerly access.

Westerly Access

This access is 3.6m wide and is gated 7.3m behind the adjoining carriageway. The access is paved with hard bound materials.

Visibility from the existing access is approximately 2.4 x 14m to the west and in excess of 2.4 x 43m to east measured to the nearside edge of the adjoining highway. Visibility is impeded in the westerly direction by the existing hedgerow.

Easterly Access

This access is 3.8m wide and is gated 3.8m behind the adjoining carriageway. The access is unsurfaced (grassed).

Visibility from the existing access is approximately 2.4 x 14m to the west and in excess of 2.4 x 43m to east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through either of these substandard access. However, I understand that the proposed building / annexe will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements.

Parking & Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the site.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- | | |
|---------------|--|
| ZJ41 | GENERAL LAYOUT |
| 026R | Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----. |
| NONSTD | ANCILLARY ACCOMMODATION |
| 038R | The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling. |

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical