Access statement for 13 Pen-Y-Graig Road, Brymbo, Wrexham, LL11 5AE

The site is located on a classified highway within a 20 mph speed limit. Welsh Government guidance recommends a splay of 2m x 25m in both directions for the presumed speed of traffic; it is possible to achieve these splays from the proposed access.

Due to the size of the plot, it is not feasible to provide an off road turning facility within the curtilage of the site. However, there are accesses in the immediate vicinity which do not provide turning facility.

Given that there are accesses in the immediate vicinity that have similar shortcomings to the proposed access, it is considered that the highway authority could not reasonably object to the current planning application.