

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0803	Your Ref:	P/2023/0803
Date:	05/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD PEDWAR CABAN GWYLIAU / SITING OF FOUR HOLIDAY CABINS

LAND TO THE EAST OF PARK LANE COURT ROSSETT WREXHAM

Grid Ref: E 338002.02 N 355336.78

I refer to your consultation / email dated 01/12/2023 in respect of the above.

Access

The proposed development site is located on Lower Park Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming speeds of 30mph, any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 43m measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

I would recommend the applicant provides a suitably scaled plan indicating the full extent of the required splays in both directions from the existing / proposed access.

The existing shared access serving the site already appears to serve 3 no. dwellings. This access is 3.6m wide with a 1.3m wide pedestrian gate alongside. The access is gated at 5m behind the adjoining carriageway. The access is surfaced with hard bound materials.

If the application is supported, I would recommend that the gates are removed leaving a minimum 4.8m wide access.

Parking & Turning Provision

I would recommend that the proposed holiday cabins are provided with 2 parking spaces each plus turning provision. **I would recommend that the applicant provides a revised layout plan indicating / annotating the above details ie/ dimensioned parking spaces and 6m clearance for turning.**

The site appears to provide a communal turning head for deliveries etc. just inside the access. I **would recommend that the applicant provides a revised layout plan indicating / annotating the dimensions of this turning head and also clarifies how refuse / recycling is collected at the site.**

Active Travel

I would recommend that you / the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development (eg/ access layout, road markings, cycle paths, cycle parking, potential financial contributions in respect of Active Travel improvements eg/ this could be conditioned via a s.106 agreement) that may be required under the Active Travel Act Guidance. **Any such modifications should be referenced / indicated on a revised layout.**

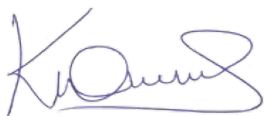
Refuse Collection / Recycling

I would recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection. However, it may be the case that the development site will be serviced by a private contractor.

I await the requested information.

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