

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Emma Bailey
Our Ref:	ET/DC/PP/P/2023/0803 Res(2)	Your Ref:	P/2023/0803
Date:	08/11/2024		

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 08/10/2023 including revised Highways Plan (Drg. No. 894/L(9)05 dated 27-08-24) in respect of the above.

General

The proposed development comprises 3 no. proposed 2 bedroom holiday cabins off an existing private driveway that already serves 3 no. dwellings.

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, the Local Highway Authority (LHA) 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 require 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.

The revised highway plan indicates visibility splays of 2.4 x 43m measured to the nearside edge of the adjoining highway which is considered adequate. Visibility could be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

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, the Local Highway Authority (LHA) recommend that the gates are removed leaving a minimum 4.8m wide access.

If the application is supported, the LHA recommend that no gates are erected across the access / driveway.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the access (just behind highway boundary) to intercept any such run-off. **The Local Highway Authority (LHA) request a suitably scaled plan indicating the above detail.**

Parking & Turning Provision

The LHA recommend that the proposed holiday cabins are provided with 2 parking spaces each plus turning provision. The revised Highways Plan indicates adequate parking & turning provision for the 3 no. holiday units.

The site appears to provide a communal turning head for deliveries etc. just inside the access.

The revised Highways Plan indicates a turning head that cannot accommodate the turning movements of an 11.2m long refuse vehicle. The LHA recommend the applicant clarifies how the site is serviced by a refuse vehicle (ie/ how it turns within the curtilage of the site) and the size / length of the refuse vehicle. The LHA recommend that suitable swept path details are submitted indicating this detail.

Active Travel

The LHA recommend that 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 that may be required under the Active Travel Act Guidance / LPGN 16. Any such requirements should be referenced / indicated on a revised layout.

Further details will be required in relation to cycle parking / storage to accord with the minimum cycle parking standards set out in LPGN 16. **The Local Highway Authority (LHA) request a suitably scaled plan indicating all proposed cycle parking / storage provision.**

Refuse Collection / Recycling

The LHA 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 is assumed that the proposed business may well be serviced by a private contractor. **The Local Highway Authority (LHA) request a suitably scaled plan indicating all proposed waste / recycling facilities and potential collection points.**

Conclusion

In conclusion, the LHA request a revised layout plan indicating further details as follows:-

- Access Width
If the application is supported, the Local Highway Authority (LHA) recommend that the gates are removed leaving a minimum 4.8m wide access. This detail shall be annotated on a revised layout plan.

- Maximum size / length of vehicles likely to visit the site
The revised Highways Plan indicates a turning head that cannot accommodate the turning movements of an 11.2m long refuse vehicle. The LHA recommend the applicant clarifies how the site is serviced by a refuse vehicle (ie/ how it turns within the site) and the size / length of the refuse vehicle. The LHA recommend that suitable swept path details are submitted indicating this detail.
- Waste / Recycling
The Local Highway Authority (LHA) request a suitably scaled plan indicating all proposed waste / recycling facilities and potential collection points.
- Cycle Parking / Storage
Further details in relation to cycle parking / storage to accord with the minimum cycle parking standards set out in LPGN 16. The Local Highway Authority (LHA) request a suitably scaled plan indicating proposed cycle parking / storage.

Supplementary Notes

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

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer' written in a cursive, flowing style.

On behalf of Chief Officer, Environment & Technical