MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Matthew Phillips
Our Ref:	ET/DC/DB/P/2024/1070	**Your Ref:**	P/2024/1070
Date:	19th March 2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU 9 ANNEDD / ERECTION OF 9 DWELLINGS
LOCATION: BRITISH LEGION SOCIAL CLUB, WATTS DYKE, LLAY, WREXHAM, LL12 0RL

We refer to the original consultation on 12 June 2024 for 9 new houses on Llay New Rd, Royal British Legion, Llay.

Amended proposals have been received following direct discussions with the applicant during the consultation period, and it is these that we have now commented on below. The LHA were consulted with the amended proposals on 14th January 2025 enclosing the following drawing number:
P-1262 - WDL-SAL-00-ZZ-DR-A-0610 Rev P9 Proposed Site Layout Ph2

The mix of houses proposed are:
4 bedroom dwellings x 2
3 bedroom x 4
2 bedroom x 3
There are 2 parking spaces shown for each plot plus I for maintenance access.

For our records we confirm having compared elements of this proposal with that of the approved retail unit. The LHA consider the un adopted shared drive off Watts Dyke to be an improvement over the retail scheme access off the main road. It is accepted that the traffic generation from 9 dwellings will be less than that from the approved retail scheme.

An additional 9 dwellings on an estate road already accommodating over 200 dwellings is less than 5% increase, assuming the northern half of Watts Dyke will be drawn towards using the northern connection and Hunters Way.

The initial plan submitted proposed extending the site access off the turning head in phase 1, which would have created temptation for delivery vans, taxis and even visitors to park on Llay New Road.

Having reviewed the updated site plan we comment as follows:

- The amended entrance off Watts Dyke for reasons listed above is preferred, and accepted. There is adequate distance from the junction for refuse collection and turning in and out for the 20mph road network, with a visibility splay in excess of 25m in both directions from the nearside kerb or centre of the road.
- The amended refuse collection points as shown are acceptable. It is noted that there is 26m between the refuse collection point and the junction road markings, thus preventing vehicles

from backing onto the highwy when refuse collection wagons are parked and emptying the bins.
- The additional maintenance or delivery vehicle parking space is acceptable.
- The barriers between phases one and two are noted.
- Hatching within the turning head to discourage parking is acceptable, and should be supported with a bilingual sign (minor amend in due course). Double yellow lines should be extended either side of the entrance.
- Inserting the footpaths between spaces to ensure that each plot has access to a pram or wheelchair to the side of at least one of their two spaces is acceptable.

To conclude, the amends as drawn are acceptable and prior to construction should be complemented with additional details prior to commencement of the works. These details should show the double yellow lines and drainage proposals, a section through with levels, formalised swept path for the typical long wheel base 3.5t delivery vans, and lighting (not adopted).

The LHA agreed to a minor adjustment to the S38 for Phase 1 to accommodate this proposal, which should be documented with an amended S38 As Built drawing for the final adoption.

It is acknowledged that a pedestrian crossing on Llay New Rd is already being provided by the applicant as part of the larger ph1 scheme.

Conclusion
The updated plans offer a considerable improvement over the original scheme proposed for all the reasons listed above, enabling the LHA to support this proposal.

Final details listed above can be agreed as part of a S184 submission in forming the entrance.



Signed on behalf of
Chief Officer, Environment & Technical