MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Dafydd Thomas
Our Ref:	ET/DC/MZ/P/2025/0216	**Your Ref:**	P/2025/0216
Date:	29/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DIWYGIAD AMHERTHNASOL I FATERION NEILLTUEDIG CAIS P/2024/1074 GAN GYNNWYS DIWYGIADAU I FATHAU O DAI A CHYNLLUNIAU LLEINIAU / NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPLICATION P/2024/1074 INCLUDING AMENDMENTS TO HOUSING TYPES AND PLOT LAYOUTS

LOCATION: LAND TO THE NORTH AND SOUTH OF LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

I refer to your consultation / email dated 09/04/2025 in respect of the above.

It is the LHA's understanding that the proposals are for a non-material amendment to reserved matters application P/2024/1074 including amendments to housing types and plot layouts.

The submitted information states that the proposals look to amend:

- The handing of plot 68
- The substitution of plots 94,67, 116 and 130 from Windermere to Wentworth Plots
- Minor amendments to the turning head opposite Plots 58-61
- Minor amendment to private driveway serving plots 79-81 to provide revised vehicular access to surface water pump station

The proposals do not constitute an increase in residential units, there are no increases in the number of bedrooms in the proposed plots and the parking arrangements appear unchanged.

There are no objections to the change in handing of plot 68, there are no issues with the minor amendments to the turning head opposite Plots 58-61.

The amendments to the private driveway servicing plots 79-81 do make considerable changes and no swept paths are provided to demonstrate the servicing of the water pump station, it is imperative that these vehicles can access and egress in forward gear, the LHA is concerned that the revised arrangement would result in large vehicles reversing an extensive distance onto a private driveway where there are no dedicated footways present. Therefore the LHA requires amendments to this layout to ensure pedestrian safety is not compromised and to ensure that any parking along this route doesn't block access and egress by Welsh Water tankers. The previous layout provided a

dedicated turning area to ensure vehicles exited in forward gear and it is the LHA's view that this arrangement is preferable to the proposed arrangement.



On behalf of Chief Officer, Environment & Technical