MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0281	**Your Ref:**	P/2025/0281
Date:	20/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI 2 FFLAT UN YSTAFELL WELY A NEWIDIADAU I'R FYNEDFA BRESENNOL I GERBYDAU A'R PARCIO CYSYLLTIEDIG / ERECTION OF 2 NO ONE BEDROOM APARTMENTS AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED PARKING

LOCATION: 81 BENJAMIN ROAD, WREXHAM, LL13 8EG

I refer to your consultation / email dated 21/04/2024 in respect of the above.

General

The site comprises an existing 8 bedroom HMO (no. 81 Benjamin Road) with 2 no. one bedroom proposed apartments to be erected alongside in the garden area. The property / site currently has no existing vehicular access or off road parking.

Access

The proposed development site is located on Benjamin Road which is an unclassified road subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0 in height in accordance with Manual for Streets. The required splays would involve the lowering / removal / setting back of the existing boundary wall fronting both the proposed development site and the existing wall fronting no. 81 Benjamin Road.

Any proposed access shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. However, these splays will be automatically provided if the access is constructed at a minimum width of 6.6m. **The LHA recommend that the above pedestrian splays and proposed access width are indicated (with annotated dimensions) on a revised layout plan.**

The LHA recommend that the proposed shared access intended to serve the development site takes the form of a dropped kerb vehicular footway crossing in the interests of pedestrian safety (see note).

The LHA suggest that the applicant applies to have a “h bar” marking installed across the proposed access to deter cars from impeding the new access.

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

An Aco drain or similar will be required where the proposed access / driveway falls towards the highway.

Parking Provision

LPGN 16 requires a maximum of 1.5 car spaces per apartment. However, the provision of 1 no parking space for each one bedroomed apartment as indicated on the submitted layout plan is considered adequate given the sustainable location of the site.

Cycle Parking / Shelter
LPGN 16 requires sufficient space to provide at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe and secure communal cycle parking areas. The submitted plan has been forwarded to our Active Travel Section for comments. **The LHA will forward these comments when they are received.**

Waste / Recycling

The submitted plan has been forwarded to our Waste / Recycling Section for comments. **The LHA will forward these comments when they are received.**

Conclusion

In conclusion, the LHA request the following information:-

- **Pedestrian Visibility**
  Any proposed access shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. However, these splays will be automatically provided if the access is constructed at a minimum width of 6.6m. **The LHA recommend that the above pedestrian splays and proposed access width are indicated (with annotated dimensions) on a revised layout plan.**

Supplementary Notes

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

Note to Applicant

The applicant will need to construct a dropped kerb crossing outside the property for the proposed shared access including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Jo Giles on Tel: 01978 729670.



On behalf of Chief Officer, Environment & Technical