

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/DB/P/2023/0611 Reconsult 7	Your Ref:	P/2023/0611
Date:	18 th June 2025		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU 3 ANNEDD / ERECTION OF 3 DWELLINGS. **LAND AT RAILWAY TAVERN RAILWAY ROAD BRYMBO WREXHAM**

Grid Ref: E 329627.3 N 353856.11

We acknowledge receipt of the updated layout Ref: 2140 – Proposed Site Plan – 02 Rev F – 1

Further to our previous comments:

- The provision of bollards clarifies there is no 2nd vehicular access, whilst allowing pedestrians access to and from the pub as an option.
- The aco drain is now correctly shown on private land.
- We acknowledge this entrance is an existing entrance and the previous taxi rank use had potential for greater traffic generation. In our experience existing traffic flow along Railway Road is of a low level and it is unlikely that vehicles would be travelling in excess of 15-20mph.
- Each plot has wider pedestrian access to the side of at least one of their car parking spaces.
- A mobility space has been clarified as Ph8.
- Bike storage is provided to both dwellings and the pub.
- Lighting has been added within the access driveway.
- A management company will be set up maintain the shared use access, which will include life cycle maintenance costs, cleaning the aco & electric supply to lighting.

Conclusion

The LHA have no further comments to make with respect to this proposal following receipt of the above updated site plan.

On behalf of The Chief Officer, Environment & Technical