MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Tyler Fox
Our Ref:	ET/DC/PP/P/2025/0435	**Your Ref:**	P/2025/0435
Date:	01/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD O SWYDDFA (DOSBARTH B1) I ANNEDD (DOSBARTH C3) / CHANGE OF USE FROM OFFICE (CLASS B1) TO DWELLING (CLASS C3)

LOCATION: RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

I refer to your consultation / email dated 25/06/2024 in respect of the above.

Access

The proposed development site is located on Station Road which is an unclassified road (one way) subject to a 20mph speed limit. Based on typical speeds of 20mph, any existing / propose access would require a visibility splay of 2.4 x 25m in the south westerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access is adequate providing a splay in excess of 2.4 x 25m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is only required in this direction given the current one-way system in operation along Station Road. **The LHA recommend that the required splay is indicated on a suitably scaled layout plan.**

Given the location of the site in respect of the existing railway station and bus stop there is likely to be a significant number of pedestrians walking along this section crossing the access to this property. The LHA would therefore recommend that any proposed / existing access provides adequate pedestrian visibility. This requires splays of 2.4 x 3.3m in both directions measured from the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Hedging / shrubs have been planted either side of the access which restricts pedestrian visibility. Adequate pedestrian visibility was previously available when the access served the office car park.

The LHA recommend that a suitably scaled plan is submitted which indicates the required pedestrian visibility splays at the access as detailed above.

The existing / proposed access is 5.8m wide and surfaced with hard bound materials.

Parking & Turning Provision

The proposed 3 bedroom dwelling would require a maximum of 3 car spaces in accordance with LPGN 16 requirements. The sketch provided in the submitted Design & Access Statement indicates 3 no. spaces which are considered adequate providing they meet the dimensions required in LPGN 16. However, each space would require a minimum clearance of 6m behind for manoeuvrability within the curtilage of the site. The entire car parking area was previously surfaced with hard bound materials and provided adequate turning space. However, this area has now been reduced by a lawn area which restricts turning within the site. **The LHA recommend the applicant submits a suitably scaled layout plan indicating the proposed 3 spaces plus adequate turning space for all 3 vehicles (including annotated dimensions).**

Conclusion

In conclusion, the LHA request the following additional information:-

- **Visibility**
  Visibility from the existing / proposed access is adequate providing a splay in excess of 2.4 x 25m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is only required in this direction given the current one-way system in operation along Station Road. **The LHA recommend that the required splay is indicated on a suitably scaled layout plan.**

- **Pedestrian Visibility Splays**
  Given the location of the site in respect of the existing railway station and bus stop there is likely to be a significant number of pedestrians walking along this section crossing the access to this property. The LHA would therefore recommend that any proposed / existing access provides adequate pedestrian visibility. This requires splays of 2.4 x 3.3m in both directions measured from the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

  Hedging / shrubs have been planted either side of the access which restricts pedestrian visibility. Adequate pedestrian visibility was previously available when the access served the office car park.

  The LHA recommend that a suitably scaled plan is submitted which indicates the required pedestrian visibility splays at the access as detailed above.

- **Parking & Turning Provision**
  The LHA recommend the applicant submits a suitably scaled layout plan indicating the proposed 3 spaces plus adequate turning space for all 3 vehicles (including annotated dimensions).

Supplementary Notes

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

KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical