

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/0754 Res(2)	Your Ref:	P/2022/0754
Date:	17/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

DYMCHWEL ADEILAD PRESENNOL A CHODI 5 ANNEDD / DEMOLITION OF EXISTING BUILDING AND ERECTION OF 5 DWELLINGS **TERFYNFA 12 SMELT ROAD COEDPOETH WREXHAM**

Grid Ref: E 327917.9 N 351400.27

I refer to your consultation / email dated 14/012/2022 in respect of the above.

Access

The development site has access onto an unclassified highway subject to a 30 mph speed limit. However, I would estimate typical vehicle speeds at being around 15 mph given the geometry of the road in this location.

Smelt Road itself has access onto the A525 High Street and Cemetery Road (leading back to A525 High Street). Both access points onto the A525 High Street are substandard in terms of visibility and would not benefit from any additional development that would result in any significant increase in vehicle movements through these existing junctions.

In order to address this issue the applicant has submitted a breakdown of existing and potential traffic generation at the site. I understand that the existing kennels / cattery business previously generated approximately 46 movements per day. In comparison, it is estimated that the proposed dwellings (5no.) will generate approximately 8 movements per day per dwelling equating to a total of 40 vehicle movements. This level of traffic generation has previously been accepted and outline planning consent (Ref: P/2007/0607) was granted in 2008 for the erection of 9 dwellings at the site.

It is therefore considered that the current application for 5 dwellings is acceptable. I understand that the shared private access serving the site will also serve two existing dwellings.

The existing unadopted access reduces in width to around 4.2m where the existing public footpath sign is located. This carriageway width is sufficient to facilitate the simultaneous passage of 2 vehicles (cars). Based on typical speeds of 15mph in this location, any proposed access would normally be required to provide visibility splays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the existing shared access is adequate providing spays of at least 2.4 x 18m in both directions. **I would recommend that the proposed splays are indicated on a revised layout plan.**

Given the previous use of the unadopted access, it would seem reasonable to support the proposed development through this access without any significant modifications.

Layout

Given the proposed layout of the site, the proposed access road would not be considered suitable for adoption. The internal access road / parking areas would need to be managed in perpetuity by a private management company.

I would recommend that parking provision is provided in accordance with LPGN 16 maximum standards ie/ 3 spaces for 3 / 4 bed dwellings. Garage spaces are not included as contributing to parking provision. **I would recommend the applicant provides a revised layout plan indicating this level of parking provision for each plot.**

WCBC Refuse vehicles do not typically enter unadopted roads. I would therefore recommend that any proposed turning head / space within the site is capable of accommodating access / turning of a 7m long medium sized HGV (eg/ grocery delivery vehicle). **I would recommend that appropriate swept path details are submitted which indicate such a vehicle entering, maneuvering, turning and exiting the site**

It is likely that a refuse vehicle will need to service the site from the adjoining highway. I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693 on this matter and includes any proposed collection points on a revised layout plan.

I assume that the proposed access road and parking / turning areas will be surfaced with hard bound materials eg/ bitmac. Could you please ask the applicant to annotate this detail on a revised layout plan.

Public Footpath

Public Footpath No.23 - Bersham passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development.

Waste Collection / Recycling

Adequate provision for waste / recycling will be required for the proposed development. Details of where refuse / recycling is to be collected from and adequacy of facilities proposed will need to be discussed with our Waste Strategy Officer. I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693.

Construction Traffic Management Plan (CTMP)

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.23 - Bersham passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in black ink, appearing to read 'Sean Hanratty', with a stylized, flowing script.

Chief Officer, Environment & Technical