

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Rhian Chitty
Our Ref:	ET/DC/P/2023/0260	Your Ref:	P/2023/0260
Date:	19 March 2024		

Tyn Y Coed, Chester Road, Rossett, Wrexham, LL12 ODE
Demolition and replacement of single dwelling and erection of nine dwellings, with improved highway access.

Following a further review of the option to the submitted draft plan, Highways maintain that the site access through the old brick wall as per the submitted proposal, is the safest as it avoids introducing additional traffic at an uncontrolled cross road. We have already witnessed excessive congestion to and from the Co-op store, as well as Highway traffic. We feel this authority would be exposed by encouraging an uncontrolled cross road in what is a very busy location, should there be an incident. Whilst other examples exist in the county, they are generally existing, and without alternatives, unlike here.

May we suggest that reusing copings, matching bricks and forming an entrance splay accommodating the visibility splays 2.4 x 25m in both directions, and introducing name plaques and matching pillars on a properly built foundation, away from tree roots, would maintain the traditional character and be more durable. The existing wall is showing signs of decay with blown facings and failed pointing.

Chief Officer, Environment & Technical