



Holt Road, Wrexham, Wrexham County Borough Council

Dashed red line taken from Plan A within the Section 106 drawing number DR10-001 dated 27.04.21
0.45m timber knee rail to be erected on boundary

Combined sewer position taken from drawing 1946 / 01 rev 00 produced by INVEK surveys dated 22.04.22 and associated 13 easement. Sewer to remain on existing alignment

Access position as drawing 2627-301 rev D prepared by ITP Ltd

Foul Sewer and 6m easement diverted as per separate details on drainage design

Proposed attenuation basin detailed design tbc

Land to be transferred to a third party for the delivery of sports pitches in accordance with the requirements of the agreed Unilateral Undertaking

Key

- 1 storey
- 1.5 storey
- 2 storey
- 2.5 storey

↔ Separation distance between existing and proposed dwellings
24.8m

Separation Distances Study

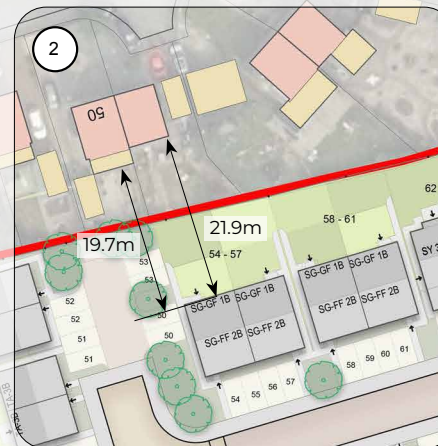
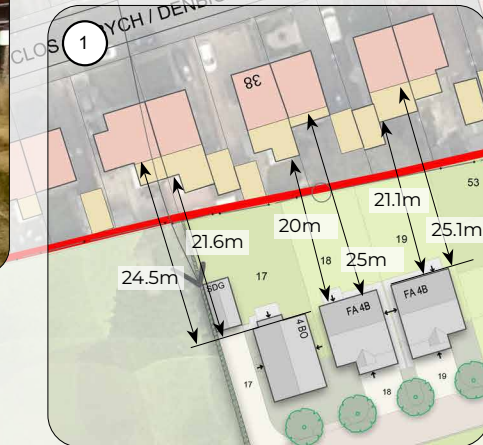
Reserved Matters Planning Application

Drawing Number
Revision
Date
Scale/Sheet Size

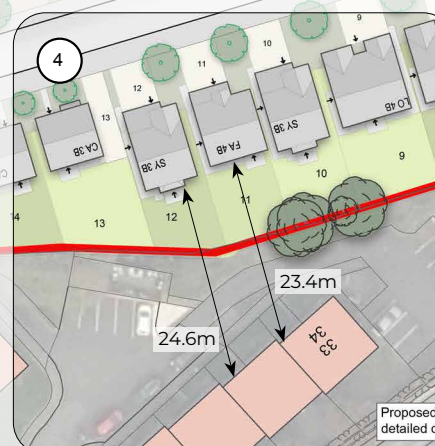
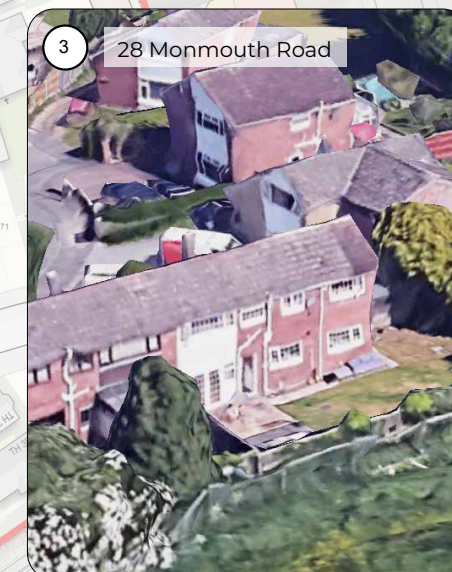
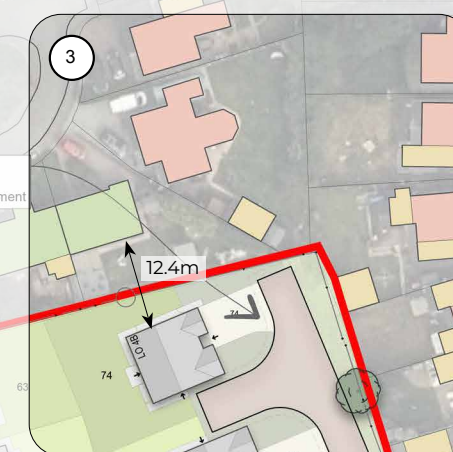
- APD/BHNW146
- C
- 16/11/23
- NTS

URBAN
DESIGN
GROUP

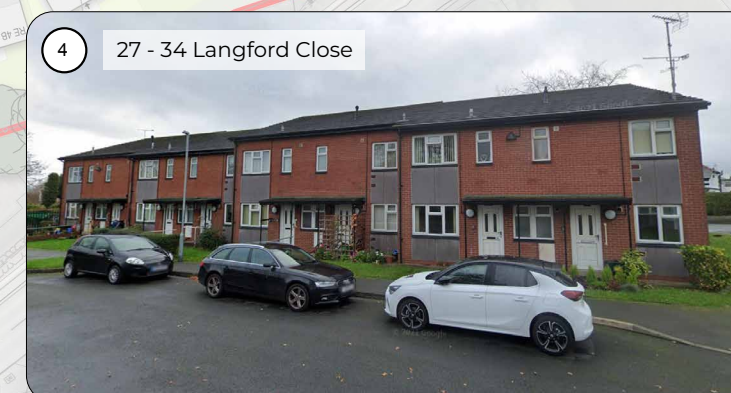
Bellway



Combined sewer position taken from drawing 1946 / 01
rev 00 produced by INVEK surveys dated 22.04.22
and associated 13 easement. Sewer to remain on existing alignment



Proposed attenuation based on detailed design tbc



Drawing Number
Revision
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Scale/Sheet Size

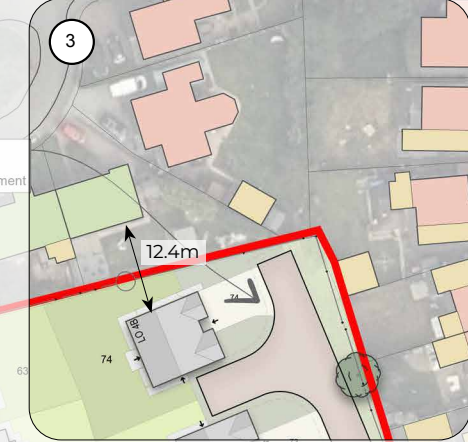
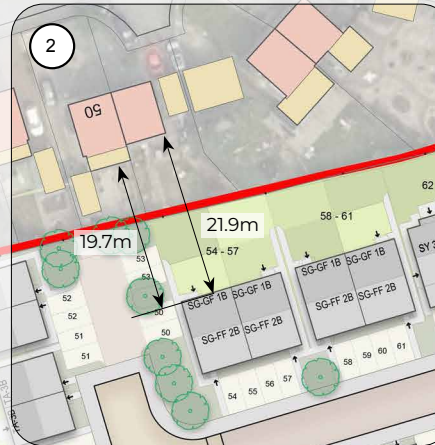
- APD/BHNW146
- C
- 16/11/23
- NTS

**URBAN
DESIGN
GROUP** REGISTERED

Bellway

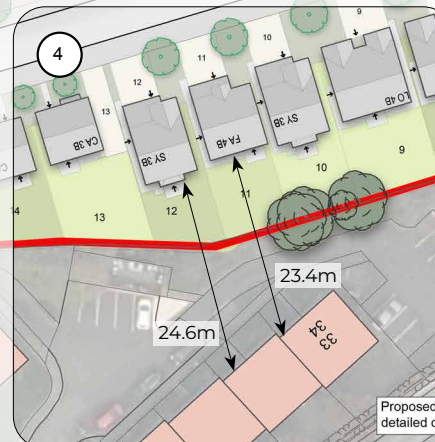
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1 The existing properties identified as 36, 38 and 40 Denbigh Close are located opposite the rear gardens of proposed plots 17, 18 and 19. There is existing boundary fencing and landscaping which provides significant screening to existing ground floor windows. Our proposal will also include a 1.8m fence to the rear gardens of the proposed plots. The existing properties identified are 2 storeys but there are 1 storey extensions which would benefit from additional screening but on closer inspection in some instances the extensions do not have windows. As shown on the plan there are a few instances where the interface distances fall just under the usual distance of 22m when including the ground floor extensions. However as demonstrated the proposed levels and boundary treatment are appropriate mitigation to avoid any impact to existing residents. Please see detailed sectional drawings which identifies the proposed levels, boundary treatments and existing/retained landscaping.



3 The existing properties identified as numbers 24, 26 and 28 Monmouth Road are 1.5 storey properties with some single storey extensions. Number 24 appears to have an extension to the boundary of their rear garden but there are no windows or habitable windows within the elevation. The proposed plots 63 and 74 are orientated so the blank gable will be visible to the existing properties as well as suitable screening as referenced before, we have relaxed the interface distance to just under the required 13m as we believe there is no impact on privacy. We have provided detailed sectional drawings to demonstrate the change in levels and proposed screening between the existing and proposed dwellings.

2 The existing properties identified as 50 and 52 Denbigh Close are 2 storey, number 50 does not back on directly to any proposed dwellings but does back on to proposed parking spaces. However, number 52 Denbigh Close which is just under the usual 22m distance from the rear elevation to the rear elevation of the proposed maisonette property of plot 54 and 55. Again a sectional drawing has been provided to demonstrate the levels and proposed boundary treatment for this dwelling.



4 The existing properties 27 – 34 Langford forms part of a small cul-de-sac of maisonette properties which shared the boundary between plots 9 - 16, concerns have been raised between the relationship of these existing dwellings and proposed plots 11 and 12. We have demonstrated here that the interface distance exceeds the minimum requirement set out in the Local Planning Guidance Note No.12.

Separation Distances Study

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