

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO:: Amy Brittain
Our Ref: ET/DC/DB/P/2023/0293 **Your Ref:** P/2023/0293
Date: 30 October 2023

TOWN AND COUNTRY PLANNING ACT 1990

TROSI'R CYFLEUSTER CERDDORIAETH PRESENNOL YN 2 ANNEDD / CONVERSION OF EXISTING MUSIC FACILITY TO 2 NO DWELLINGS

BLACK PARK CHAPEL HALTON CHIRK WREXHAM **Grid Ref: E 330181.23 N 340099.04**

I refer to your consultation enclosing amended plans in respect of the above.

We note that this proposed is for conversion of existing Black Park Chapel, Halton (music facility) into 2 no semi-detached dwelling as submitted in drawing NR D1 400/008 1 of 1.

With respect to the amended proposal, whilst the reversing out is a poorer solution for the residents, I think the apron/paved area on the entrance does offer room to at least partially turn around in, and observed traffic speeds aren't exceeding 20mph which also helps.

Reversing out on a road like this for a private drive isn't a reason for refusal so our response remains the same in that we have no objection

The applicant should also ensure that the first 5m of the driveway is hard paved and is also drained so that no private surface water discharges into the public highway. There should not be any gate built that obstructs the highway when built.

Conclusion

In light of the above observations we have no objection to the proposal subject to provision of a Construction Traffic Management Plan to be submitted to highwaysplanning@wrexham.gov.uk for approval, in advance of the commencement of any enabling works or construction, and compliance with the above comments regarding drainage and paving.

Supplementary Notes

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

A handwritten signature in cursive script, appearing to read "Whitney". The ink is dark and the signature is fluid, with a large initial 'W' and a trailing 'y'.

Chief Officer, Environment & Technical