

From: [Doug Bailey](#)
To: [Amy Brittain](#)
Cc: [planning](#); [Cerys Jones](#); [Kevin Edwards](#)
Subject: P/2023/0611- 3 new dwellings at The Railway Tavern Brymbo
Date: 17 November 2023 11:25:21
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Amy

Reference the above, can the applicant provide a marked up plan showing the following please:

1. Swept path analysis demonstrating that an 11.5m bin wagon, as well as vehicles associated with the public house can enter and leave the car park in a forward gear (i.e. without reversing onto the public highway)
2. Visibility splays need to be shown
3. Bin stores
4. The issue of no footpath needs to be addressed. Is there any betterment that can be provided to the existing that would then demonstrate the proposed development does improve the existing substandard pedestrian accesses locally
5. Access to each of the car parking spaces taking the previous queries into account (Swept path also. Some of the spaces appear tight to access)

When this is received I'll be in a better position to review accurately, however I am concerned at the potential congestion

Best Regards

Doug

[Doug Bailey](#)

*Rheoli Datblygu
Gwasanaethau Amgylcheddol a Thechnegol*

*Development Control Engineer
Environment and Technical Services*

 01978 729687

 Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Ystad Ddiwydiannol, Wreccsam LL13 9PW

 Wrexham County Borough Council, Abbey Road, Wrexham Industrial Estate, LL13 9PW

 wreccsam.gov.uk | wrexham.gov.uk

 twitter.com/cbswreccsam | twitter.com/wrexhamcbc

 facebook.com/cyngorwreccsam | facebook.com/wrexhamcouncil