

From: planning_admin
To: Sharon Holman
Subject: RE: P/2024/0180 - Trinity Hall, Acrefair

From: Phil Palmer <Phil.Palmer@wrexham.gov.uk>
Sent: 08 May 2024 09:30 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Steve Plack <Steve.Plack@wrexham.gov.uk>
Subject: RE: P/2024/0180 - Trinity Hall, Acrefair

Hi Sharon

The site is accessed off an unadopted highway (cul de sac) that has limited footway & lighting provision. The road has no formal turning head and vehicular access appears to terminate after the last two properties on the LHS at the top of the road.

Visibility onto the A539 Llangollen Road is currently adequate based on a speed limit of 20mph ie/ splays in excess of 2.4 x 25m in both directions are available.

I understand that this route is used by parents to park at school drop off and collection times and is used as a cut through to the primary school. Public Footpath no. 5 – Cefn also passes along this road.

It is not clear from the submitted information as to which buildings are included in the application site ? Given the nature of the unadopted access road, it would seem reasonable to limit any proposed development at the site to similar traffic movements that the site previously generated ie/ estate agents or Border Beds business. The access road would not benefit from any significant increase in vehicle movements given the issues raised above.

There is a TRO which comprises double yellow lines covering the majority of the road. However, there is a small section not covered by the TRO on the outbound lane opposite the existing dwellings. These road markings would benefit from re-marking (Traffic Section informed).

I understand that the unadopted access road serving the site comes under the jurisdiction of WCBC Assets Section. I would therefore recommend that you consult with them on the proposed development.

I would suggest that any additional information requested includes the following:-

- Scaled plan indicating access dimensions, surfacing, drainage, visibility splays
- Existing & proposed gross floors areas of each building within the application site.
- Previous / proposed class uses of each building.
- Previous / existing / proposed daily traffic generation for the building / uses.
- Existing & proposed parking and turning arrangements at the site including scaled layout plan(s).
- Details of existing / proposed maximum size of vehicle likely to visit the site.

- Swept Path details of maximum size / length of vehicle previously visiting the site and what is currently proposed.
- No of staff proposed for each building.
- Maximum number of staff / visitors likely to be on site at any one time requiring parking.
- Existing / proposed - Cycle parking / storage / shelters
- Details of how refuse / recycling will be serviced.

Hope this is of assistance.

Regards, Phil

Phil Palmer

Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol

Engineer (Development Control)
Environment and Technical Services



☎ 01978 729688

✉ Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY

✉ Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

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