

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Louise Phillips
Our Ref:	ET/DC/PP/P/2023/0704	Your Ref:	P/2023/0704
Date:	27/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ARDAL MAES PARCIO / CONSTRUCTION OF CAR PARKING AREA

LAND SOUTH OF BEECH CLOSE HANMER WHITCHURCH WREXHAM
Grid Ref: E 345540.42 N 339674.33

I refer to your consultation / email dated 07/11/2023 in respect of the above.

The proposed development site is located on Beech Close which is an unclassified road (cul de sac) subject to a 20mph speed limit.

I assume that there is an existing on-street parking issue in this development that results in residents parking on the existing grassed area / public open space at the front of the site.

Visibility from Beech Close onto Hanmer Village Road (Classified Road - 20mph speed limit) is adequate providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

There would appear to be an existing drainage channel around the perimeter of the grassed area / development site constructed with granite setts. This area is also located within a conservation area.

Any proposed parking area would need to be provided with a suitable access in order to cross the existing setts. This detail has not been clearly shown on the submitted layout plan. The submitted plan indicates existing cobbled stone edging whereas the key indicates bitmac footway construction. The submitted plan indicates block paving for the hardstanding in the notes whereas the key indicates bitmac construction.

Having discussed the required detail with our Streetscene Manager, the following would be required to support the application:-

- Replace parking area crossing point (currently in setts) with a minimum 800mm wide bitmac vehicular crossing with dropped kerbs.

- Relocation of any existing gullies to a more suitable location to avoid being trafficked but to ensure highway water is still picked up.
- Provision of an Aco drain or similar around the proposed parking area to intercept any private surface water run-off draining to a private soakaway.

I would recommend that the above detail is indicated / annotated on a revised layout plan.

I would recommend that the applicant liaises with our Streetscene Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree this detail.

The proposed works would not require a s.38 / 278 agreement as the Council cannot enter into an agreement with itself.

Supplementary Notes

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

K. Edwards

Chief Officer, Environment & Technical