

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0696	Your Ref:	P/2023/0696
Date:	18 th December 2023		

TOWN AND COUNTRY PLANNING ACT 1990

CREU FFORDD FYNEDIAD NEWYDD A BAE LLWYTHIO / CREATION OF NEW ACCESS ROAD AND LOADING BAY

PANDY WOOD PANDY WREXHAM Grid Ref: E 319342 N 336192

I refer to your consultation / email dated 06/11/2023 in respect of the above.

The proposed site access and vehicle swept path (Dwg AP01 Rev A) suggests vehicles will be parking on the B4500, and reversing up the proposed loading bay. There is a considerable bank and the level of information and detailing provided is inadequate

We therefore object to this proposal as drawn

There is a shortfall in visibility, concern over the lack of level approach, no turning within the loading bay enabling vehicles to enter and leave in a forward gear, provision of warning signs, and swept path details showing entry and egress to and from the site without blocking the highway.

The angle of the junction is unacceptable, and should be designed to be 90° +/- 10° to the existing road.

Detailing of the proposed entrance should be provided demonstrating that there is hard paving for for a length equal or greater than the anticipated vehicle lengths are, and including provision for drainage and maintenance/surety of visibility splays

A Construction Traffic Management Plan would be required demonstrating how any entrance proposed and approved could be built.

Chief Officer, Environment & Technical