

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2022/0902	FAO:	Amy Brittain
Date:	30 June 2023	Your Ref:	P/2022/0902

**Erection of 3 dwellings, land adjacent to 35 Derwent Crescent, Wrexham.
Grid Ref: E 333849.76 N 351590.23**

Further to your email / consultation dated 27/04/2023 in respect of the above, I comment as follows:-

Following the Highways response on the 09/11/2022 in respect of site accessibility and parking, the applicant was required to provide a revised layout plan indicating / annotating the above detail. The applicant has since provided a new Proposed Site plan A-069001 Rev P04.

Site Access

The proposed development is accessed off Derwent Crescent which is an unclassified, residential road subject to a 30mph speed limit. I confirm that visibility splays of 2.4 x 43m in both directions, measured to the nearside edge of the adjoining highway have been provided and are suitable from the site frontage.

There is an existing adopted footpath running west to east at the rear of the site. It was noted in the previous Highways response that any proposed development would need to provide a minimum 2m wide footway link to Derwent Crescent through the development site to this footpath running from north to south directly to the new footway crossing. Details of a new 2m wide footpath connecting Derwent Crescent to the footpath at the rear of the site have been provided. I confirm that the width and gradient of the footway meet WCBC adoptable standards and therefore, that the new proposed footpath link appears adequate based on the submitted layout plan. It is noted that the proposed footway link would need to be transferred to the Highway Authority for future control / maintenance.

The red line boundary, indicated on the latest Proposed Site Plan, includes an area of land which was not shown within the original location plan boundary and which is required for the new footpath link. The ownership of this land should be confirmed and the red line boundary on the location plan amended.

The existing lighting column is proposed to be relocated, as requested, with a raise and lower column for access / maintenance purposes and this is annotated on the latest plan. I would recommend that the applicant liaises with the Street Lighting Section on this matter.

Refuse Collection

The previous Highways response required clarification on the area of hardstanding at the rear of the site as it appears to be used by some of the properties behind the garage site to store waste bins. The applicant was asked to provide details of how such bins will be accessed / emptied. The applicant has since added this detail in the new proposed site layout plan and indicates three bin collection points to the rear of the 6 parking spaces. It is assumed that refuse wagons would collect bins from the kerbside of Derwent Crescent. The location of the bin collection points should be further reviewed due to their proximity to parked vehicles and likelihood they will obstruct pavement access. Could a small hard standing area be created, in place of the low maintenance shrubbery, to store the bins on collection day?

I note that the application form advises that existing tenants of the garages will be offered alternative garages elsewhere in Derwent Crescent and therefore there are no concerns regarding increased demand for on-street parking.

A handwritten signature in black ink, appearing to be 'R. Khan', written on a light blue background.

Chief Officer, Environment & Technical