

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Louise Phillips
Our Ref:	ET/DC/PP/P/2023/0727	Your Ref:	P/2023/0727
Date:	30/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CREU ARDAL BARCIO ODDI AR Y FFORDD / CREATION OF OFF ROAD PARKING AREA

LAND SOUTH OF 86 HEOL CELYN COEDPOETH WREXHAM

Grid Ref: E 328828.72 N 351398.8

I refer to your consultation / email dated 10/11/2023 in respect of the above.

The proposed development site is located on Heol Celyn which is an unclassified, residential estate road subject to a 20mph speed limit.

There is an existing on-street parking issue in this area given a number of existing properties do not have their own driveways. The scheme will assist in reducing on-street parking in this location.

Any proposed shared access in this location will require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I would recommend that these splays are indicated / annotated on a revised layout plan. The required splays should not pass through the existing layby where parked vehicles would typically impede visibility.

Any proposed hardstanding / parking areas must be provided with appropriate drainage ie/ Aco drains or gullies feeding to a private soakaway. This detail is indicated on the submitted layout plan (Drg. No. 01).

The proposed works will not require a s.38 / 278 agreement as the Council cannot enter into an agreement with itself. The parking area, once constructed, will remain unadopted.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'Luis', with a stylized flourish at the end.

Chief Officer, Environment & Technical