

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sarah Brett
Our Ref:	ET/DC/PP/P/2023/0766	Your Ref:	P/2023/0766
Date:	24/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD DEULAWR YNG NGHEFN AC AR OCHR ADEILAD / TWO STOREY SIDE AND REAR EXTENSION

29 TALWRN ROAD COEDPOETH WREXHAM
Grid Ref: E 328486.62 N 351618.43

Access

I refer to your consultation / email dated 21/11/2023 in respect of the above.

The proposed development site is located on Talwrn Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing access of this nature would normally be required to provide visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is adequate providing splays in excess of 2.0 x 25m in both directions. This is subject to regular maintenance of the vegetation along the site frontage.

The existing access is 3.9m wide, surfaced with loose bound materials and slopes towards the highway. I would recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. I would recommend an ACO drain or similar is installed across the access to intercept any private surface water run-off. Ideally no gates should be erected within 5m of the adjoining highway (preferably no gates). **Could you please ask the applicant to indicate / annotate the above details on a revised layout plan.**

I assume that any parking provision will be located at the rear of the site (accessed via the undercroft access) as there would be insufficient depth to park a vehicle at the front of the property. **Could you please ask the applicant to indicate / annotate the proposed undercroft access width on a revised layout plan.**

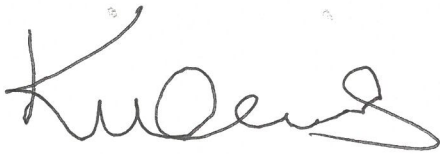
Parking Provision

The existing property appears to provide off-street parking for around 5 cars. There would appear to be an issue with on-street parking along this section of Talwrn Road as some properties do not have off-street parking provision. As the property will be a 2 bed (potentially 3 bed) dwelling, I would recommend that the property provides a minimum of 2 spaces (preferably 3 spaces) within the curtilage of the site.

I assume that any parking provision will be located at the rear of the site (accessed via the undercroft access) as there will be insufficient depth to park a vehicle at the front of the property. The property would benefit from turning space within the site. However, details of the proposed parking spaces do not appear to have been provided. **Could you please ask the applicant to indicate / annotate the above details on a revised layout plan.**

Supplementary Notes

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



Chief Officer, Environment & Technical