

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0963 Res (1)	Your Ref:	LP/P/2022/0963
Date:	22/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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

LAND SOUTH OF 27-30 TROFRYN PENYCAE WREXHAM

Grid Ref: E 328828 N 345271

I refer to your consultation / email dated 17/11/2022 in respect of the above.

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

Any proposed existing / access in this location would normally be required to provide visibility splays of 2.4 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 2.4 x 25m in both directions measured to the nearside edge.

The proposed development site is accessed of an unadopted access road which currently serves the Penyce Football Ground and associated car park. The access road is in poor condition. However, I understand that the unadopted access road is owned and maintained by WCBC Housing Department and it has been agreed that this road will be resurfaced in its entirety from Afoneitha Road to the car park near Penyce Football Club. **I assume that a suitable planning condition will be included which requires this work to be completed before the proposed off-road parking area is brought into use.**

The unadpted access road is served by a 7.2m wide dropped kerb access which is approximately 6.9m wide at 5m behind the adjoining carriageway and is capable of accommodating 2 cars side by side clear of the adjoining highway at this point. The remainder of the access road is typically 3.4m wide and cannot accommodate the simultaneous passage of 2 vehicles. As the proposed parking spaces are 7.0m deep by 2.8m wide, this will potentially act as a passing place along this access road which would be of significant benefit to users of the football ground car park. The additional 2.2m space behind the parking spaces would increase the overall access width to around 5.6m along this section. I would suggest that appropriate signage / markings are used to ensure this space is kept clear for all users of the track.

I therefore have no objections to the proposed development subject to the following condition:-

CONDITION

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

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, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical