

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0384	Your Ref:	P/2021/0384
Date:	27 th August 2021		

**Boxing Gymnasium, British Legion Social Club, Watts Dyke, Llay, Wrexham, LL12 0RL
Approval of reserved matters pursuant to outline planning permission P/2018/0933**

Further to your email / consultation dated 05/07/2021 in respect of the above, I comment as follows:-

Site Layout

The proposed site layout is acceptable. Vehicle tracking has been provided to confirm the accessibility of all driveways to cars and that an 11.2m refuse vehicle can safely serve the internal estate road.

Parking

The proposed parking provision is within the maximum set out in WCBC parking guidelines. It includes 2 cycle spaces per unit provided in rear gardens

Conclusion

There is no highways reason why planning permission should not be granted.

Chief Officer, Environment & Technical