

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2023/0391	Your Ref:	P/2023/0391
Date:	13/7/23		

TOWN AND COUNTRY PLANNING ACT 1990

CODI GAREJ A GWAITH I'R ARDD, YN CYNNWYS WALIAU CYNNAL ARFAETHEDIG (RHANNOL OL-WEITHREDOL) / ERECTION OF GARAGE AND WORKS TO GARDEN AREA INCLUDING PROPOSED RETAINING WALLS (PARTLY IN RETROSPECT)

28 KING STREET CEFN MAWR WREXHAM
Grid Ref: E 327877 N 342442

I refer to your consultation / email dated 06/07/2023 in respect of the above.

Retaining Walls

From a highway perspective we have no comment regarding the retaining wall, but ask if due to their size has an engineer designed the walls and are building control able to inspect the same? Has there been any dialogue with our Active travel Team if any public footpaths are retained by the walls?

Parking

Whilst the parking spaces are tight and the angle of the proposed garage door appears tight on plan, the proposal removes vehicles from parking on the road.

With regards to visibility, the splays are approximately 2m by 21m to the north and 2m by 45m to the south. Whilst the north is less than ideal, the B5096, King St, is restricted to 20mph at this point, and the few vehicles witnessed passing actually drove slower than that, largely due to the restrictions of parking cars to the south. Even though the road is 5m wide, it feels less with house and boundary walls, no footpath and parked cars. Consequently we accept the splays as witnessed.

Proposed garage structure: We request the following conditions: Due to the close proximity of the proposed garage to the highway, if the proposal is granted permission, we request the applicant submits and gains building regulations approval for the structure, so that we are assured of adequate foundations and construction so close to the public highway. The wall should be located exactly as drawn, although it wasn't dimensioned, so that there is no restriction on the south visibility splay.

The applicant is reminded that no surface water drainage is allowed to discharge onto the highway from any driveway or roof structure, and we request the boundary of the highway is defined and edged now the grassed bank has been removed.

Conclusion

Subject to the above conditions and notes being applied we have no objection to the proposal, if the structures can be demonstrated to be adequately designed and built.

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