

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0606	Your Ref:	P/2023/0606
Date:	25/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLLOL AR GYFER CODI ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

WYNN OFFA WYNNSTAY YARD RUABON WREXHAM
Grid Ref: E 329443 N 343400

I refer to your consultation / email dated 04/10/2023 in respect of the above.

Access

The site is located on an unadopted road which accesses onto the B5605 Park Road. Park Road is a classified road subject to a 40mph speed limit.

Based on speeds of 40mph, any proposed/ existing access would normally require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing unadopted access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge.

The site currently provides access to two existing dwellings and to a site granted planning permission in 2014 for one further dwelling (planning ref: P/2014/0810).

The unadopted access has limited kerb radii and reduces in width to around 4.3m approximately 5m behind the adjoining carriageway. The alignment of the access road is tight and it would appear difficult for 2 cars to access / exit the site simultaneously clear of the adjoining highway.

The access would benefit from some minor improvements in respect of layout / width or alternatively closed up and re-located. Swept path details of 2 cars simultaneously accessing / exiting the site would be useful. **I would recommend that such detail is provided in respect of any modified access.**

Parking & Turning Provision

I would recommend that all existing / proposed dwellings are provided with adequate parking provision in accordance with LPGN 16 requirements. There is limited, clear turning provision on the site for anything other than cars. **I would normally recommend that a development of this scale provides a suitable communal turning head to cater for a medium sized delivery vehicle (see attached detail).** This would be a significant benefit to the development site as a whole.

I assume that any refuse / recycling collection has to be taken from the road side given the lack of turning space and the road being unadopted which is far from ideal. I understand the applicant is proposing to provide a refuse collection point in close proximity to the adopted highway.

Waste / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection.

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