

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO::</b>     | Gwyn Humphreys                      |
| <b>Our Ref:</b> | ET/DC/PP/P/2023/0305                   | <b>Your Ref:</b> | P/2023/0305                         |
| <b>Date:</b>    | 08/06/2023                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

### NEWID DEFNYDD TIR I LE STORIO COED, BONCYFFION A SGLODION COED (OL WEITHREDOL) / CHANGE OF USE OF LAND TO STORAGE FOR RAW TIMBER, LOGS AND WOODCHIP (IN RETROSPECT)

#### LAND OFF TUDOR DRIVE PENLEY WREXHAM

Grid Ref: E 341305.58 N 339361.47

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

#### **Access**

The proposed development site is located off Tudor Drive which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit. Tudor Drive already serves approximately 60 dwellings (including dwellings off West Way and Oak Avenue).

Visibility onto Ellesmere Lane (30mph) appears adequate providing splays in excess of 2.4 x 43m in both directions in accordance with Manual for Streets.

Tudor Drive is 5.9m wide with a 1.9m wide footway on the southern side of the carriageway.

Access to the site itself is off the western end of Tudor Drive. Access into the wooded area is via a track which is approximately 5.5m wide and gated around 3.4m behind the highway boundary. It is not clear as to the typical daily vehicle movements generated by the business, staff numbers or type / size of vehicle visiting the site. **I would recommend that this information is provided.**

#### **Traffic Generation**

As stated above, it is not clear as to the typical daily vehicle movements generated by the business, staff numbers or type / size of vehicle visiting the site. **I would recommend that this information is provided.**

### **Parking & Turning Provision**

Any proposed development of this nature would normally require adequate parking & turning provision. No details of such provision appears to have been provided. I would recommend that the applicant provides details of the maximum size of vehicle (eg/ HGV) visiting the site and how such a vehicle turns within the curtilage of the site. **The above detail should be indicated on a suitably scaled layout plan.**

### **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, appearing to be 'R. K. M.', written in a cursive style.

Chief Officer, Environment & Technical