

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO:</b>      | Sharon Holman                       |
| <b>Our Ref:</b> | ET/DC/MM/P/2023/0095                   | <b>Your Ref:</b> | P/2023/0095                         |
| <b>Date:</b>    | 30 June 2023                           |                  |                                     |

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## **Moreton Inn, Ruabon Road, Ruabon, Wrexham LL14 6PU Erection of 9 Dwellings**

Further to the consultation dated 08/03/2023 in respect of the above, the following comments should be considered-

The application is for the erection of nine dwellings on the site of a former public house which has been demolished. The access on to Ruabon Road will be substantially remodeled.

The addition of nine dwellings is not expected to have a significant impact on the highway network. This is a reasonably sustainable location with access to local amenities and public transport services.

### **Access**

The remodeled access junction on to Ruabon Road must be built to Wrexham County Borough Council (WCBC) standards and in line with TAN18. The submitted design provides visibility splays of 2.4m x 49m to the north and 2.4m x 45m to the south, which are appropriate for a 30mph street. Pedestrian visibility splays are 2.4x4.22 to north and 2.4x4 to the south, which are also acceptable.

The site layout appears to permit vehicles to turn in order to both enter and exit the site in a forward gear. A swept path diagram should be submitted to confirm that an 11.2m refuse vehicle may safely access all parts of the site and turn so that the vehicle enters and exits the site in a forward gear. A footway is provided into the site.

The applicant is advised that agreements will be required under Section 278/Section 38 of the Highways Act 1980 before construction commences, to enable the alteration of the site access junction and the adoption of the internal site roads by Wrexham County Borough Council.

S278/ S38 condition is required for new site access.

It would be possible to create a right turn lane into the site, which may have a modest benefit to traffic flow. This would require widening of the road, either reducing the width of the verge and planting on the eastern side, or loss of a portion of the site frontage. Appropriate signage to warn drivers of the junction would also be required.

## **Parking**

Parking spaces are provided for each dwelling, within the maximum level of provision permitted by the Wrexham County Borough Council Parking Guidelines (LPG16). There is concern that the driveway proposed for plot 5 and plot 3 could be used to park an additional vehicle, which may obstruct the movement of other vehicles. The design should be amended so that it accommodates two vehicles only and does not encourage obstruction.

The applicant should submit a swept path diagram showing that cars can satisfactorily enter and exit all four of the parking spaces allocated to plot 6 and plot 7 within the space allowed.

## **Conclusion**

The following should be addressed before any planning permission is granted.

- The parking provision for plot 5 and plot 3 must be altered so that it does not encourage the parking of an additional vehicle that would obstruct movement by other vehicles.
- Satisfactory swept path diagrams should be provided demonstrating:
  - That an 11.2m refuse vehicle can safely access all parts of the site and turn so that it enters and exits the site in a forward gear.
  - That a car may successfully manoeuvre into and out of each of the four parking spaces allocated to plot 6 and plot 7.



Chief Officer, Environment & Technical