

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2022/1006	FAO:	Gwyn Humphreys
Date:	21 April 2023	Your Ref:	P/2022/1006

Land at the junction of Holland Road and Green Road, Brymbo, Wrexham LL11 5DR

Revised parking scheme for houses approved under planning application P/2019/0682.

Further to previous correspondence dated 18/02/2020 I comment as follows:

This application is a revision of the previous outline permission and is for a pair of two-bed semi-detached houses, to be accessed off Holland Road, Brymbo.

The application proposes four parking spaces within the site boundary, two for each dwelling, accessed from Holland Road to the south of the plot. Vehicle passing places would be provided on Holland Road and Green Road. The junction of Holland Road and Green Road would also be widened.

Holland Road

The proposed site access is on Holland Road, an unadopted highway.

The width of Holland Road would be widened on the approach to the junction with Green Road from approximately 3m to 4.1m achieved through trimming back the nose of the junction. A passing place is proposed north of the junction, opposite the proposed parking bays, through road widening to achieve a 5m width. This is considered sufficient for two cars to pass each other and is accepted.

The site plan indicates a proposed street lamp on the south side of Holland Road. Any amendments to street lighting will need to be approved by the WCBC street lighting team.

Green Road

Green Road is an adopted unclassified road under the authority of Wrexham County Borough Council. A passing place is proposed on Green Road through road widening to achieve a 5m width. This is considered sufficient for two cars to pass each other however, this would be too narrow for a car and a bus given Green Road is on a bus route. It is recommended this is increased to 5.5m to provide sufficient clearance.

The junction of Green Road / Holland Road is proposed to be widened through trimming back the nose of the junction to improve the turning radius for vehicles.

A S278/S38 agreement will be required for all highway works associated with widening of the Green Road passing place and the Green Road / Holland Road junction.

As noted in the previous response it is important that visibility from the existing driveway adjacent to the dwelling at 13 Green Road is not affected by the proposals.

Any proposals with the potential to affect existing drainage gullies on Green Road will need to be approved by the WCBC drainage team.

Holland Road / Green Road Junction Visibility

A visibility splay has been provided of 2.0 x 39.0m at the junction of Holland Road onto Green Road to the north. The Y distance of 39m has been based on a speed survey undertaken at the site under a previous application. Based on Manual for Streets, a stopping sight distance (SSD) of 39m would be applicable for a speed of 28mph and is accepted. The visibility splay should be revised using an X (set back) distance of 2.4m.

Care should be taken over the siting of the proposed bench and bin, shown on the south side of Green Road, to ensure the envelope of visibility to the left can be maintained for vehicles at the junction of Holland Road / Green Road.

Parking

The revised proposals state two parking spaces for each dwelling. This is an appropriate level of provision in accordance with LPG16.

The applicant is requested to provide vehicle tracking to demonstrate that vehicles can enter and exit all four parking spaces on Holland Road. This should track vehicles moving in and out of each space with adjacent bays occupied.

Structures

Details of any retaining structures in proximity to the highway will require approval by the WCBC structures team.

Any planning permission should include a condition in lieu of a retaining structure being fully approved by the Wrexham Structures Team to ensure it meets the design criteria.

Conclusion

The following further information is required for approval:

Further information is required in relation to the proposed passing place on Green Road to achieve a usable width of 5.5m.

A revised visibility splay is required demonstrating that an SSD of 39m can be achieved based on a 2.4m set back distance.

Vehicle tracking should be provided to demonstrate that access in and out of the four parking bays can be achieved.

A condition for a S278 agreement for the proposed highway changes on Green Road would be required on planning approval.



Chief Officer, Environment & Technical