

MEMORANDUM



From: Chief Officer, Environment & Technical

To: Chief Officer F
FAO: Rhian Chitty

Our Ref: ET/DC/MM/P/2023/0249

Your Ref: P/2023/0249

Date: 11 July 2023

Dolwar Park Road, Wrexham, LL11 3TD
Demolition of existing dwelling and replacement dwelling.

Further to your email / consultation dated 02/05/2023 in respect of the above, I comment as follows:

The application (P/2023/0249) has been submitted for the demolition of existing three-bedroom dwelling, and the construction of a new accessible four bed dwelling.

Site Access

The site is accessed off Park Road, an adopted road subject to a 30mph speed limit. Park Road has a narrow carriageway, and no footways are present along the section of Park Road adjacent to the application site.

Parking and Turning Provision

Wrexham County Borough Council's (WCBC) Local Planning Guidance Note 16 (LPG16) Parking Standards, state the maximum car parking space provision for a 3 4-bedroom dwelling is 3 car spaces per unit. Drawing '102 Existing and Proposed Site Plan' (ref: 2721-JPH-ZZ-XX-DR-A-102) appears to show adequate provision for 3 cars.

Vehicles must access and egress the site in a forward gear.

The proposed gate (shown in drawing ref: 2721-JPH-ZZ-XX-DR-A-102) should be setback behind the adjoining highway to ensure vehicles are not on the highway whilst the gate is being opened or closed. In addition, the gates should open inwards and not out onto the highway.

Traffic Generation

The replacement 4-bedroom dwelling is an increase in one bedroom from the existing property. The increase in bedrooms is unlikely to have a significant impact on the highway network in terms of traffic and safety.

Conclusion

There is no objection to the planning application on Highway grounds.

Chief Officer, Environment & Technical