

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0467	Your Ref:	SH/P/2022/0467
Date:	30 th September 2022		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID ADEILAD I 5 RHANDY UN YSTAFELL WELY / CONVERSION OF BUILDING TO 5 ONE BEDROOM APARTMENTS 1 CENTRAL BUILDINGS HALL STREET RHOSLLANERCHRUGOG

Grid Ref: E 329082.49 N 346460.06

I refer to your latest consultation 23/05/2022 referring to the revised site layout plans in respect of the above and would advise you that we have the following comments;

Access

The proposed development situated on Hall Street, Rhosllanerchrugog, Wrexham. It is noted the proposal provides access arrangements from 'Smith Street'. The road is unclassified subject to a 20mph localized limit. The visibility splay required would be 2.0m x 25m, measured in both directions to the nearside edge as per Manual for Streets. In this instance due to the existing road width of approximately 3.2m we would allow a measurement to the centre of the carriageway. Smith Street being a busy, narrow localized road does not allow for the simultaneous passing of vehicles, double yellow lines are visible on both sides of the carriageway leading from Hall Street past the proposals in 'Smith Street'.

The achievable splays are approximately 2.0m x 9.3m (West) & 2.0m x 8.8m (West) measured to the centre of the carriageway. The proposed access visibility is substandard with an approximate shortfall of 14.0m in the westerly direction and 16m.

Parking

Parking provision is in accordance with LPG16 and the proposal has good localized transportation links and local facilities. We note that parking space measurements are not detailed on the submitted information. Minimum parking dimensions are 2.4m x 4.8m (width and length).

Pedestrians

We acknowledge the pedestrian movements and the proximity of the local facilities. There is no footpath provision along 'Smith Street'.

Conclusion

We would not support the application on the grounds of highways safety, shortfall in visibility splays (East & West), the potential to increase trafficked movements along a road that does not support the simultaneous passing of vehicles.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in blue ink, appearing to read 'D. J. ...', with a long horizontal flourish extending to the right.

Chief Officer, Environment & Technical