

# MEMORANDUM

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**From:** Chief Officer, Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/PP/P/2022/0239      **Your Ref:** SB/P/2022/0239  
**Date:** 23<sup>rd</sup> March 2022

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**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 344 498 Land South of 1 Pont Wen, Wrexham.  
**Development:** Creation of off road parking bay.

I refer to your consultation / email dated 23/03/2022 including revised layout plan (same drawing number as previous) in respect of the above.

The proposed development site is located on Pont Wen which is an unclassified road (cul de sac) subject to a 30mph speed limit.

The revised layout plan indicates the provision of a 2.0m wide footway running alongside the new layby which is considered acceptable. I previously recommended that a suitable dropped kerb crossing is provided at the end of the new footway to facilitate the crossing of pedestrians to the opposite side of the road. This has been shown but without a dropped kerb (or tactiles) on the opposite side of the road. This detail needs to be considered in the interest of pedestrian safety. I would recommend that the applicant liaises with our Streetscene Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree this detail.

In order to avoid the need for a Stopping-Up Order, the proposed layby / footway will need to be dedicated to the Highway Authority. Could you please ask the applicant to confirm this arrangement in writing so the affected land can be transferred.

The proposed layby construction details appear acceptable. However, as the existing carriageway is of rigid concrete construction and the proposed layby comprises flexible construction, I would recommend that the applicant liaises with our Streetscene Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree the proposed tie-in detail.

I assume that the proposed layby (if adopted by the Highway Authority) will drain into the existing surface water gullies along this section of Pont Wen. I would recommend that the applicant liaises with our Streetscene Section (contact: Kevin Edwards on Tel: 01978 729732) to discuss / agree this detail.

## 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, consisting of a stylized 'R' followed by a series of loops and a horizontal stroke.

Chief Officer, Environment & Technical