

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Bryn Bolton
Our Ref:	ET/DC/MM/P/2021/0793	Your Ref:	P/2021/0793
Date:	19 th October 2021		

Former air products site, Llangollen Road, Acrefair, Wrexham LL14 3HW Erection of 21 three and four bedroom dwellings with associated works

Further to your email / consultation dated 17/08/2021 in respect of the above, I comment as follows:-

Traffic Impact

The development is not of sufficient size to require a full traffic impact assessment and the likely traffic generated is not expected to have a significant impact on the highway network. The traffic generated is likely to be less than the sites previous use as car parking and offices.

Location

It is agreed that the site is in a sustainable location with local services and facilities within walking and cycling distance. In addition it has good access to public transport. Footways are present on the A539 to link the site with local facilities.

Access Junction

The Design and Access Statement states that the site access would provide visibility splays of 2.4m x 43m, which is acceptable for the speed of the road. This visibility appears to have been achieved but this has not been evidenced.

Layout

The layout appears appropriate, but the Design and Access Statement suggests that vehicles may reverse out of the site. A design that necessitates this would not be acceptable. From the site plan it appears that most vehicles will be able to turn on site allowing them to both enter and exit in a forwards gear, but this has not been confirmed by swept path analysis.

The applicant should be requested to provide plans demonstrating the visibility envelope and swept paths of cars and an 1.2m refuse vehicle.

Parking

Car parking is provided in line with the WCBC Parking Standards.

Conclusion

Swept path analysis should be provided to confirm that an 11.2m refuse lorry may safely turn within the site, allowing it to enter and exit in a forwards gear. A plan should also be provided to demonstrate visibility splays of 2.4m x 43m.

Subject to satisfactory swept path analysis and visibility splays, there is no highways reason why planning permission should not be granted.

A handwritten signature in black ink, featuring a large, stylized 'R' followed by a series of loops and a long horizontal stroke.

Chief Officer, Environment & Technical