

MEMORANDUM

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: 16th March 2022

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 11/03/2022 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 submitted layout plan indicates the provision of a 1.5m wide footway running alongside the new layby. I would recommend that this footway is increased to 2m to replicate the existing footway in this location. I would recommend 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. **Could you please ask the applicant to indicate the above detail on a revised layout plan.**

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 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical