

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0135	Your Ref:	P/2021/0135
Date:	31 st August 2021		

Tan y Bont, Main Road, Old Rhosrobin, Wrexham
Reserved matters pursuant to outline application P/2016/0189

Further to your email / consultation dated 20/08/2021 in respect of the above, I comment as follows:-

Site Layout

A revised site layout has been provided and swept path analysis undertaken using an 11.2m refuse vehicle.

The tracking plot shows that the 11.2m refuse vehicle can access all parts of the site, without overrunning footways. Most of the site has adequate turning heads, but these must be clear of obstructions, such as parked cars to allow the vehicle to turn.

A road on the eastern side of the site has no turning head, resulting in the need to travel a significant distance in a reverse gear.

No tracking is provided for the side roads closest to the access roundabout. It is assumed that refuse would be collected from the main estate road.

Parking

The parking allocation for plots 140-150 is now confirmed to be acceptable. The proposed allocation for plots 163-175 should be checked as the revised plan indicates overprovision for some dwellings and no provision for others. Again, I believe it most likely that the labelling on the plan is incorrect. Plot 27 does not appear to have any parking allocated, which is likely to result in vehicles parked on the highway.

Conclusion

There is some concern over the need for larger vehicles to reverse for a long distance to serve the road on the eastern side of the site, as no turning head is provided.

The car parking allocation is appropriate, but it must be ensured that the provision for each plot is in line with the WCBC parking standards. Consideration should be given to providing/identifying the parking space for plot 27.

These issues are not sufficient to prevent the granting of planning permission if you are mindful to do so.

Chief Officer, Environment & Technical