

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0168 **Your Ref:** SEH/P/2022/0168
Date: 28th February 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 408 539 Land at rear of Pear Tree Cottage, Frog Lane, Wrexham.

Development: Erection of 2 dwellings with new vehicular access.

I refer to your consultation / email dated 21/02/2022 in respect of the above.

Access

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

Proposed Footway

I would recommend that the proposed footway, vehicular crossing is a minimum 1.8m wide to match the existing footway and is extended 1.8m beyond the kerbline on the northern side to tie into the existing 1.8m adopted service strip. This will require modification to the proposed parking spaces to avoid encroachment onto the new footway. The applicant will need to enter into a s.38 / 27 agreement with the Council to construct the proposed footway. **Could you please ask the applicant to indicate the above detail on a revised layout plan.**

There is an existing service strip fronting nos. 2 – 12 Redwood Close which appears to have been encroached upon ie/ gravel, fences, gates, shrubs. Our Streetscene Section have been made aware of this.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required where the private driveway / parking area falls towards the adopted highway. **Could you please ask the applicant to indicate the above detail on a revised layout plan.**

Parking & Turning Provision

As the western end of Redwood Close does not have a turning head and turning would typically need to take place at the junction of Redwood Close / The Pinfold, I would recommend that maximum parking standards are met. I would therefore recommend that the two properties are revised to two bedrooms rather than three or three parking spaces are provided for each dwelling with adequate turning provision in accordance with LPGN 16 requirements. **Could you please ask the applicant to indicate the above detail on a revised layout plan(s).**

I await the requested information.

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, appearing to be 'R. He' or similar, with a stylized, cursive script.

Chief Officer, Environment & Technical