

# MEMORANDUM



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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
| <b>Our Ref:</b> | ET/DC/MM/P/2020/0844                   | <b>FAO:</b>      | Matthew Phillips                    |
| <b>Date:</b>    | 14 <sup>th</sup> July 2021             | <b>Your Ref:</b> | P/2020/0844                         |

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**Land off High Street Johnstown, Wrexham LL14 2BA  
Demolition of Existing Buildings and Erection of 10 Dwellings.**

Further to your consultation dated 03/06/2021 providing amended plans in respect of the above, I comment as follows:-

**Bus stop repositioning**

The proposal to reposition the bus stop to the north of the site to achieve an appropriate visibility splay from the repositioned access is acceptable.

**Site Layout**

Vehicle tracking has been provided for the amended site layout and confirms that an 11.2m refuse lorry can access the site, turn and exit safely.

**Parking**

I note that all dwellings have the maximum permitted parking provision, which is acceptable.

**Conclusion**

The amendments to the site plan do not change the advice previously issued for this site. There is no highway reason to prevent planning permission being granted if you are mindful to do so.

Chief Officer, Environment & Technical