

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0793	Your Ref:	P/2021/0955
Date:	19 th October 2021		

Land North of Gatewen Road, New Broughton, Wrexham LL11 6YA
Reserved matters pursuant to outline planning permission P/2018/0674 (appearance, landscaping, layout and scale)

Further to your email / consultation dated 07/10/2021 in respect of the above, I comment as follows:-

Layout

The development includes several shared private driveways with shared rubbish collection areas provided where these meet the adopted highway. Some may require minor relocation if requested by public services. The layout appears appropriate, but swept path analysis should be undertaken to confirm that larger vehicles can safely turn within the site.

Footways

I welcome the provision of footways on both sides of the road throughout much of the development. There are, however, areas where it is not clear that footways are proposed, particularly in the south east of the site. It may be that footways are proposed but are not clear on the plan. It is preferable that footways are provided on at least one side of the adoptable highway.

Parking

The proposed car parking provision is in line with the WCBC Parking Guidelines.

Conclusion

Swept path analysis should be undertaken to confirm that an 11.2m refuse lorry can access all parts of the adopted highway and turn safely to avoid the need for reversing.

Clarification of the extent of footway provision is requested.

Chief Officer, Environment & Technical