

Cerys Jones

From: Mared Rees-Jones
Sent: 01 October 2021 14:13
To: planning_admin
Subject: FW: P/2021/0539 33 Moss Hill, Moss
Attachments: Planning Site and location Plan Rev C.pdf

Please add correspondence to above application

From: Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Sent: 09 September 2021 12:25
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Subject: P/2021/0539 33 Moss Hill, Moss

Mared,

We accept the indicative visibility plays as per the attached drg 'Planning Site and location Plan Rev C'. We assume the properties will be sold individually, (PLOT 2) visibility encroaches onto Plot 1, this would require an agreement to allow for the perpetuity of the visibility plays crossing third party land.

We note the site location and Site plan show a different parking arrangement (PLOT 2). Whilst we have requested the layout to be updated with a turning head if space is available, due to the unclassified status of the road this is not a requirement and accept the reversing of vehicles onto the unclassified road.

Regards

Dominic Jones

*Uwch Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol*

*Senior Engineer (Development Control)
Environment and Technical Services*



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 09 September 2021 09:23
To: Dominic Jones <Dominic.Jones@wrexham.gov.uk>
Subject: FW: P/2021/0539 33 Moss Hill, Moss

Dominic

Please see attached a copy of the revised Site Plan regarding the above application. Can you please provide comments on this please – the vis splays have been shown from both proposed access points (though this is indicative at this stage).

Please also note the correspondence between myself and the agent below – he is questioning why parking and turning needs to be provided on site. Can you also please ensure your comments cover this please.

Can you please accept this as a 7 day re-consultation period.

Thanks

Mared

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 03 September 2021 10:34

To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Cc: 'Kate Jones' <katejones2903@icloud.com>

Subject: RE: P/2021/0539 33 Moss Hill, Moss

Hi Mared,

Thanks for your email.

The application I was referring to is P/2015/0831

I've attached an amended plan which illustrates the visibility splays required to assist, I've also altered the parking area for Plot 2 to ensure the splay does not cross third party land.

I trust the application can now progress.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician

for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 31 August 2021 10:56

To: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Cc: 'Kate Jones' <katejones2903@icloud.com>

Subject: RE: P/2021/0539 33 Moss Hill, Moss

Hi Dafydd

I have had a look at the Highway Officers response.

Can you please provide the application references referred to below where reversing onto the highway was deemed acceptable by the Highway Authority?

In terms of parking provision, this will depend on the number of bedrooms proposed. Therefore ample space should be provided within each curtilage to ensure LPG 16 can be adhered to during the reserved matters application. Whilst these are maximum standards, the proposal is for the construction of 2 no. new dwellings and therefore the standards will be applied.

It would be helpful if the required visibility splays were demonstrated on the Site Plan to show that the splays are achievable please.

Thanks

Mared

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 24 August 2021 16:32

To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Cc: 'Kate Jones' <katejones2903@icloud.com>

Subject: P/2021/0539 33 Moss Hill, Moss

Hi Mared,

We understand Highways have now commented in relation to the proposal put forward.

As the highway is deemed as unclassified to my knowledge turning areas within the application site aren't required and can't be insisted upon from the highways department.

We have been involved with other applications on Pendwll Road where reversing onto the highway was deemed acceptable, this is as I'm sure you can appreciate a regular occurrence on Pendwll Road for the existing properties served off this unclassified road.

Maximum parking provision is always applied by the Highways department, in our view incorrectly, a maximum standard is just that. As no minimum standard is stipulated and with public transport links in the area we deem 2 spaces acceptable for the properties we are hoping to construct.

As access is a reserved matter as part of this application I don't believe visibility splays require illustrating at this time, however should you require this indicating on the plan to be able to determine the application please let me know.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician

for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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