

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0627 **Your Ref:** BB/P/2021/0627
Date: 14th July 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 502 29 Watery Road, Wrexham.

Development: Subdivision of dwelling into 2 apartments

I refer to your consultation / email dated 02/07/2021 in respect of the above.

The proposed development site is accessed off Jubilee Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being no more than 20mph given the geometry of the road / proximity to the junction with Watery Rd. Jubilee Road is subject to a one way system which runs from the junction with Bellvue Rd and out onto Watery Road.

There is an existing on-street parking problem along Jubilee Road due to the lack of adequate off-street parking provision at the majority of properties and cars typically park along both sides of the road.

Visibility from the existing / proposed access is considered adequate providing a splay in excess of 2.4 x 25m in the southerly direction measured to the centerline of the adjoining highway (as a one way system).

The existing 2 bedroom property currently appears to provide parking for a single car within the curtilage of the site. The proposed layout plan appears to indicate the provision of 2 spaces for the proposed 2 bedroom apartments which is considered acceptable given the sustainable location of the site.

The proposed access / opening between the boundary walls is 5.8m wide served by a 4.5m wide dropped kerb. The existing dropped kerb access would benefit from widening (northern side) to enable vehicles to access the site in the northerly direction (as one way system) This would require s.184 consent.

I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected.

An Aco drain or similar will be required across the proposed access to intercept any private surface water run-off assuming the driveway falls towards the highway (gradient not shown on submitted layout plan).

In principle I have no objections to the proposed development. I would recommend that the above details are indicated / annotated on a revised layout plan. 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. K. S.', written in a cursive style.

Chief Officer, Environment & Technical