

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0783 **Your Ref:** JK/P/2021/0783
Date: 3rd September 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 351 500 Land south west of 41 Bala Road, Caia Park, Wrexham.

Development: Proposed off-street parking.

I refer to your consultation / email dated 16/08/2021 including layout plan (Drg. No. QW01-b) in respect of the above.

Access

The proposed development site is accessed off Cranford Road which is an unclassified, residential road subject to a 20mph speed limit. However, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road.

Based on assumed speeds of 15mph, any proposed access would normally require visibility slays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway, Visibility from the proposed access serving the car park is considered adequate.

The proposed dropped kerb access is considered acceptable.

Layout

The proposed car parking layout is considered acceptable.

Surface Water Drainage

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar will be required across the approved access to intercept any such run off.

No private surface water run off from the development shall drain into any existing highway drains. This note should be amended on the submitted layout plan.

I would therefore recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway or into any existing highway drains. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

As the proposed development exceeds 100m² gfa, the proposed development will require SABs consent prior to commencement.

A handwritten signature in black ink, appearing to be 'R. O.', written in a cursive style.

Chief Officer, Environment & Technical