

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0185 **Your Ref:** PF/P/2018/0185
Date: 22nd March 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 388 456 Land to the West of Friars Court, Bangor on Dee, Wrexham.
Development: Use of Land as Village Cemetery.

I refer to your consultation dated 19/03/2018 in respect of the above.

Access

The proposed development site is accessed off the High Street which is an unclassified road subject to a 30mph speed limit. However, given the geometry of the road at the junction of Bangor Bridge and the Royal Oak car park access, I would estimate typical vehicle speeds at being around 15mph.

Access to the site is shared via the existing Royal Oak car park access and then via a gated private access track running parallel to the River Dee. The existing Royal Oak car park access is in very poor condition and would benefit from re-surfacing. **I would recommend that this detail is indicated on a revised layout plan.**

The private access track leading to the proposed development site is approximately 2.2m wide and cannot accommodate the simultaneous passage of two vehicles. Previous discussions regarding this site anticipated only 3 – 4 burials per year with the majority of vehicles attending a funeral likely to park within the existing pub car parks, along the High Street itself and outside the church opposite the Royal Oak. If the application is to be supported, I would recommend that a suitable passing place is provided along the private access track and recommend the access track is surfaced with hard bound materials eg/ bitmac as anyone attending the site on foot will benefit from a hard paved surface in addition to providing improved vehicular access. A typical passing place would be 16m long providing a minimum width of 4.8m. **I would recommend that this detail is indicated on a revised layout plan.**

I understand that a previous planning consent (ref: P/2013/0801) permits the Coach House associated with Chapel House to the east of the access track to form an access onto the access track. Provision for such an access will need to be considered when constructing any proposed passing place.

Public Footpath (Bangor Isycoed - PROW no. 18)

PROW no. 18 runs along the private access track and is frequently used particularly by dog walkers. I would strongly recommend that the applicant liaises with our Public Rights of Way Section – contact: Sean Hanratty on Tel: 01978 729761 to discuss the proposed development and any modifications required to the existing footpath.

Parking & Turning Provision

The submitted layout plan (Drg. No. 18-01 A101 Rev B) indicates the provision of 3 parking spaces and a 16m dia. turning circle.

Previous discussions in respect of the proposed cemetery advised that around 5 parking spaces should be provided and a suitable turning area to allow cars (including a hearse) to turn around and exit the site in a forward gear. I have previously suggested that a separate area is provided to accommodate a hearse and family vehicles within the curtilage of the site.

The 16m dia. Turning circle is considered adequate. However, I would recommend that additional parking spaces are provided as suggested above. **I would recommend that this detail is indicated 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.

Peter O'Sullivan

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