

Cerys Jones

From: Sharon Holman
Sent: 22 February 2018 15:28
To: planning_admin
Subject: P/2018/0118 Highways comments - Phase 4 The Pavillion Gresford
Attachments: build regs22022018.cleaned.pdf; Planning Layout Phase 4 rev C with highways A3.cleaned.pdf

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[Thanks](#)

From: Bob Cartwright [<mailto:robert.cartwright6@btinternet.com>]
Sent: 22 February 2018 15:17
To: Sharon Holman; 'Steve Griffin'
Subject: Highways comments - Phase 4 The Pavillion Gresford

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Dear Sharon,

Thanks for the comments raised by Phil Palmer for which I respond accordingly,

- 1 All drive way lengths and widths are added to the layout in red and comply with Parking and Arrangement detail enclosed
- 2 The turning area in front of plot 43 was not the size on the old layout that is currently being requested. This is huge considering its a shared access for 4 units Can we have a reduction in this turning head please as the one requested is too big (Steve see layout proposal if reduction is not forth coming)
- 3 The undercroft access requested dimension is 4.8 x 4.8m This plot is only two storey high and would therefore need to be altered significantly , ie removing the habitable area over the drive through section. I would argue that under the latest Building Regulation Part B , Section 11.2 page 52 of volume 1, it clearly states that the maximum distance for a fire pump (Engine) is 45m from all parts of the dwelling. I have indicated in red the travel distance a fireman would have to run is 30ish metres, well under the maximum distance. As this unit is fundamental to achieving a good street scene, I do not see the reason or need for the Fire Engine to enter the car park. All dwellings around the parking court are accessed from their frontages should access be need by a Fireman and removal vans etc. can gain access also from the front. Hence no need for a tall vehicular access.

Attached is a copy of the Building Reg for your information

- 4 I have indicated all visibility splays at 2.4 x 25m in red as requested without need for layout alteration.
- 5 Minimum 6.0m clearances are indicated to all garage accesses. This has needed a slight alteration to the location of the garage on plot 35 only.

For your information SG Estates have given their house types names - This layout also includes this amendment so we are all working from the same hymn sheet.

Should you have any queries please do not hesitate to contact me by e-mail or telephone.

Kind Regards



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