

Susan Davies

From: Sharon Holman
Sent: 22 June 2016 16:49
To: Susan Davies
Subject: FW: P/2016/0298 & P/2016/0299 - Residential development at Maesgwyn Road
Attachments: Store layout.pdf; Proposed RevA Elevations.pdf; Proposed RevA Floor Plans.pdf; Site Plan Proposed Apartments RevA.pdf; Site Plan Proposed storage building RevA.pdf

Importance: High

Thank you

From: Dafydd Edwards [mailto:dafydd@blueprintarchitectural.com]
Sent: 22 June 2016 10:32
To: Sharon Holman
Subject: Re: P/2016/0298 & P/2016/0299 - Residential development at Maesgwyn Road
Importance: High

Morning Sharon,

Please find attached amended drawings for the above mentioned applications.

P/2016/0298

Visibility splays have been noted on drawing no D080/003 RevA along with a scheme of landscaping to prevent vehicles parking behind the footway.

The proposed access will remain open at all times.

As noted in the highways response Maesgwyn Road is an unclassified road, this would mean reversing onto the highway would not be seen as an issue due to the roads classification.

Attention is directed to manual for street section 7.8.5.

'Parking visibility splays in built up areas is quite common, yet it does not appear to create significant problems in practice. Ideally, defined parking bays should be provided outside the visibility splay. However in some circumstances, where speeds are low, some encroachment may be acceptable.'

The ground floor apartment has now been altered to a studio flat, see drawing no: D080/002.

P/2016/0299

The existing access will be used to serve the unit.

Visibility splays have been illustrated on drawing no: D080/004 RevA along with a scheme of landscaping to prevent vehicles parking behind the footway.

I can confirm the unit was formally used by Dickens as a workshop. Dave Bennetts was never able to access this section of the building to my knowledge.

The new use will be controlled via an appointment based service, this will control traffic movements to and from the site.

Following the receipt of the scheme of storage boxes **(phase 2 only)** within the building we have calculated the gross floor area being 758.8m² thus providing 8 spaces with adequate turning area for the vehicles within the building. To provide the number of parking spaces we have illustrated storage boxes will be removed from the initial scheme:

7 * 100
7 * 50
1 * 35
2 * 125.

I can confirm Transit vans will be the largest type of vehicles using the facility.

I trust the above information will satisfy the comments made. should you require anything further please do not hesitate to contact me.

Kind regards

Dafydd Edwards ACIOB
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From: [Sharon Holman](#)
Sent: Monday, May 9, 2016 10:49 AM
To: <mailto:dafydd@blueprintarchitectural.com>
Subject: P/2016/0299 - Residential development at Maesgwyn Road

Hi Dafydd,

Please see the attached consultation response from the highway authority requesting further information.

I would be grateful to receive the additional by Friday 13 May 2016 failing which I will be unable to support the application on the basis of the current submission.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli Datblygu



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✉ Wrexham County Borough Council, 16 Lord Street, Wrexham,
LL11 1LG

✉ Cyngor Bwrdeistref Sirol Wreccsam, 16 Stryt yr Arglwydd, Wreccsam,
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