

Phil Palmer

From: Parry Davies Architects Ltd <pdparchitects@aol.com>
Sent: 25 February 2016 20:35
To: Kevin Hughes
Cc: p.f.woollam@btinternet.com; Phil Palmer; Peter Douthwaite
Subject: ref KH/P/2016/0023- Outline application for 9 dwellings, Briary Close, Croesnewydd Road, Wrexham
Attachments: SCP_13160_F03 Rev B.pdf; ATT00003.htm; ATT00004.htm

Dear Kevin,

We are in receipt of the memo from Phil Palmer dated 19th January and have made the necessary adjustments to the site layout plan.

These are noted as follows:

- a-** adjusted the site boundary adjacent to Plot 1
- b-** shown a 2m footpath to the site frontage with drop kerbs, ACO drains and tactile crossings.
- c-** turfed service strip
- d-** plots 1-3 repositioned following the introduction of the turning head, with plot 1 being 2m from the boundary and a pathway to the rear of plot 3 to serve the garden of plot 2.
- e-** VSL's amended from 70m to 56m
- f-** increased the access to 4.8m

With regard to bin storage, we have annotated one location or for the residents to bring their bins up to one central location on collection day. This arrangement will be much simpler for the access and the refuse vehicles.

I trust you find the attached to your approval. Your comments on this revised layout would be greatly received.

Kind regards,

Kathryn

for and on behalf of

Parry Davies Architects Ltd.
Studio 55:20, North Wales Business Park, Abergele, LL22 8LJ

e-mail: pdparchitects@aol.com
telephone: 01745 585517
www.parrydaviesarchitects.co.uk

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Limb Centre

Root protection zones as identified by Tree Solutions.

Rear access to plots 5 & 8

Probation Centre

Rear access to plots 2 & 3

Breast Centre

New 2m wide footway to be provided along width fronting development as shown, incorporating footway crossings opposite the access road to provide a safer crossing point into the site.
ACO drain to be provided across both access points and surface water to be discharged within site and shall not flow onto the adjoining highway.

2.4 x 56m visibility sight lines shown in red broken line, in accordance with access arrangement design by SCP
4m single lane entry and 4.8m wide accessway into site. Turfed service strip to edge of entry lane.
Strictly no obstruction above 600mm in height within pedestrian visibility splay

2.00

ACO

CROESNEWYDD ROAD

Vehicular access to
Wrexham Maelor
Hospital

Car park serving
Wrexham Maelor
Hospital



Parry Davies Architects.

Chartered Architects.

PROJECT TITLE
Briary Close, Croesnewydd Road, Wrexham

DRAWN TITLE
Site Layout Plan

DATE
December 2015

SCALE
1:500 @ A2

DRAWN
HES

CHK
HES

13.5424/2

REV
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Studio 55/20, North Wales Business Park, Abergelle LL22 8LJ

Tel: 01745 585517 E-mail: PDPArchitects@aol.com