

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Head of Community Well-being and Development
Our Ref:	TH/DC/PP/2011/0675	Your Ref:	SEH/P/2011/0675
Date:	3 rd November 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 499 Former Gas Works Site, Rivulet Road, Wrexham.

Development: Submission of reserved matters pursuant to outline planning permission no. P/2009/0969 (Design, appearance, landscaping, access and layout).

I refer to your email / consultation dated 01/11/2011 in respect of the above.

In terms of the submitted layout plans (Drg. Nos. 383 003 Rev C & 383 004 Rev C – Dated July 2011), I comment as follows:-

General Layout

The previous layout plan submitted by Richard Broun Associates (Drg No. 3609-1 05) indicated an extended section of footway on the inside of the bend to the rear of plot no.9. This was required in order to provide / protect forward visibility around this bend (assuming 20mph design speed – a stopping sight distance of 25m would be required). This extended section of footway has not been indicated on the revised layout plan. Could you please ask the applicant to demonstrate the required forward visibility around this bend and extend the footway as required.

The central hatching along the main access is not required. The road markings at the main junction and side road will need to comply with The Traffic Signs Regulations & General Directions 2002.

Parking Provision

Given the sustainable location of the site, the provision of 1 space per 2 bed dwelling and 2 spaces per 3 / 4 bed dwellings is considered adequate. On this basis, 56 spaces would be required. The submitted layout plan indicates the provision of 62 spaces for the proposed 35 no. dwellings which is considered acceptable.

Proposed Surface Water Drainage System / Emergency Access

As previously requested, could you please ask the applicant to provide further details of the size, depth and location of the proposed surface water pipes including gas main along the access road.

In the event of maintenance being required to these pipes, adequate width will need to be maintained at all times to provide vehicular access to the properties.

Could you please ask the applicant to clarify how access in these circumstances will be provided without the need to provide an alternative access / emergency access into the site. I would recommend that the applicant provides a swept path analysis indicating how the movements of a fire tender accessing the site could be achieved should maintenance to these pipes be required.

A handwritten signature in black ink, appearing to read 'J. Smith', is positioned above the title.

Infrastructure and Planning Manager