

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Head of Community Well-being and Development
Our Ref: TH/DC/PP/2011/0700 **Your Ref:** MP/P/2011/0700
Date: 11TH October 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 492 Hightown Barracks, Kingsmills Road, Wrexham.
Development: Erection of three-storey apartment block to house 9 single bedroom apartments and associated parking.

I refer to your consultation dated 28/09/2011 in respect of the above.

I cannot fully assess the application due to lack of information.

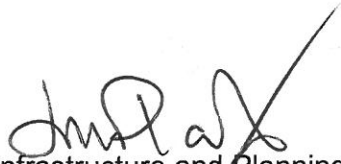
The submitted application does not include a plan detailing the allocation of parking spaces for the existing / proposed apartments.

In terms of providing a suitable alternative emergency access, the submitted layout plan does not adequately demonstrate whether the proposed route could facilitate the passage of a fire tender through the access and through the site generally. I understand that the largest fire tender available is likely to be a Simon Snorkel type tender which is 11.7m long and 2.49m wide. The submitted detail does not show an accurate swept path analysis of such a vehicle coming in off Brynycabanau Road (including the approach along Brynycabanau Road) negotiating the internal access road. The fire tender indicated appears to be significantly smaller than the largest size available.

Please ask the applicant to provide a more detailed plan of proposed parking arrangements for both existing / proposed dwellings and details of the swept path analysis of an appropriate fire tender as detailed above.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements for both existing / proposed apartments.**
2. **Inadequate information has been submitted to show that the proposed emergency access including passage / access through the site by a fire tender is adequate.**

A handwritten signature in black ink, appearing to be 'J. P. [unclear]', with a long, sweeping diagonal line extending upwards and to the right from the end of the signature.

Infrastructure and Planning Manager