

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0700

Your Ref: SJG/P/2011/0700

Date: 2nd November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 492 Hightown Barracks, Klingsmills Road, Wrexham.

Development: Erection of three-storey apartment block to house 9 single bedroom apartments and associated parking.

I refer to your email / consultation dated 31/10/2011 including revised layout plans (Drg. No. W10/2031/SK01 Rev D & W10/2031/02 Rev D) in respect of the above.

Based on the provision of 2 no. parking spaces for 2 / 3 bedroomed apartments and 1 parking space per 1 bedroomed apartment, the proposed level of parking provision is considered adequate.

In terms of access for emergency vehicles off Brynycabanau Road, I understand that the Fire Brigade have visited the site and confirmed with our Building Control Section that the proposed site layout is adequate to facilitate access by emergency vehicles.

The proposed emergency access will require appropriate lockable bollards. The footway fronting the proposed emergency access off Brynycabanau Road will require a dropped kerb crossing including strengthening of the existing footway at the point of access which will need formal consent pursuant to Section 184 of the highways Act 1980.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. W10/2031/SK01 Rev D

ZJ38 PAVEMENT CROSSING

050R Prior to first use of the development a pavement crossing to the site off Brynycabanau Road shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure Manager