

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Simon Greenland
Our Ref:	ET/DC/MM/P/2020/0673	Your Ref:	P/2020/0673
Date:	26 th April 2021		

Land at Ruabon Business Park, Ruabon, Wrexham
Approval of reserved matters pursuant to outline planning permission P/2018/0053 –
Appearance, landscaping, layout and scale

Further to your email dated 19/02/2021 which enclosed further plans relating to the above development, I comment as follows:-

Parking

The tabulation provided confirms that parking provision for each dwelling in Phase 1 is within the maximum number of spaces permitted by the WCBC Parking Standards.

Site Layout – vehicle tracking

A series of vehicle tracking diagrams has now been submitted and shows that an 11.4m refuse lorry can access all parts of the development site with residential frontage. However, the plans do show in later phases that the vehicle tracking becomes more complex and will involve significant lengths of reversing.

Where streets will extend into later phases of development, but at this stage are col-de-sacs temporary provision should be made to allow vehicles to turn.

Conclusion

My concerns relating to parking provision and vehicle tracking for Phase 1 of the development have been satisfactorily addressed. There is no highways reason why the reserved matters should not be approved for this initial phase only. However, although it is noted that swept path plans have been submitted for later phases the Developer should be advised that additional vehicle turning areas will be needed both now and in the subsequent phases to prevent refuse vehicles reversing over significant lengths of these residential streets.

Chief Officer, Environment & Technical