

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2021/0110	FAO:	Matthew Phillips
Date:	9 th July 2021	Your Ref:	P/2021/0110

**Land to the North and South of Lane Farm, Rossett Road, Trevalyn, Rossett LL12 ODS.
Reserved matters pursuant to outline application P/2018/0560.**

Further to your consultation dated 28/06/2021 and further information provided 02/07/2021 in respect of the above, I comment as follows:-

Parking

An amended site layout has been submitted. It is now clear that the proposed parking provision is within the limit set out in the Parking Standards.

Site Layout

The amended site layout shows that the length of some of the private driveways has been reduced, although others have been extended. The swept path diagram shows that an 11.2m refuse vehicle can access all parts of the site except for private driveways. The tracking still shows substantial overhanging of footways and verges. The turn adjacent to plot 30 will not be possible should there be any overhanging of vehicles from the driveway or vehicles parked in the turning head.

The concerns previously raised over the long shared driveways and tight turning provision for larger vehicles remain, but this issue is not of sufficient severity to prevent the development from proceeding.

Conclusion

After reviewing the revised site layout I no longer have concerns over the proposed parking provision. Concerns relating to the site layout remain but are not of sufficient severity to prevent the development from proceeding if you are mindful to grant planning consent.

Chief Officer, Environment & Technical