

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0263 **Your Ref:** BB/P/2021/0263
Date: 10th May 2021

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

Location: O. S Grid Ref: 507 341 Ty Nos, Holt Road, Wrexham.

Development: Demolition of existing buildings and erection of 19 no. apartments with ancillary office space.

I refer to your consultation / email dated 10/05/2021 in respect of the above.

Access

The development site is located on Holt Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access along this section would normally require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

It would appear that the existing access is to be retained subject to modifications to serve the proposed development site. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements.

I would recommend that the proposed access is widened to a minimum of 4.8m. Consideration of the proximity of any proposed access in respect of the existing signalised crossing facility must be given. The submitted layout plan (Drg. No. C103 100 Rev B) indicates widening of the existing access to 4.9m then a reduction in width to 4.5m. I would recommend that the access road width is increased to a minimum width of 4.8m. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

I would suggest that a rumble strip is installed just inside the access (private) as the access road will take the form of a shared surface. **Could you please ask the applicant to indicate this detail on a revised layout plan.** The internal estate roads, footways, parking areas will need to be managed in perpetuity by a private management company.

Improvements to the existing access (in the existing adopted highway) eg/ kerbing, tactiles, re-surfacing, drainage will require a s.278 agreement. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept private surface water run-off where the access gradient falls towards the adopted highway.

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements. The submitted layout plan indicates the provision of 20 spaces which is considered adequate given the nature of the development and the sustainable location of the site.

In terms of turning provision, I comment as follows:-

It is not clear as to the maximum size of vehicle likely to visit the site. I assume that a refuse vehicle (typically 11.2m in length) would be used to service the site. I would recommend that swept path details of such a vehicle are provided indicating how such a vehicle will access / exit via any modified access and turn within the site in the proposed turning head. **Could you please ask the applicant to indicate this detail and demonstrate appropriate swept paths on a revised layout plan.**

Waste Collection / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Construction Traffic Management Plan -CTMP (including provision for contractor parking)

I would recommend that a Construction Traffic Management Plan is submitted / approved prior to commencement of works.

I await the requested information

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer Environment & Technical