

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0533 **Your Ref:** JK/P/2021/0533
Date: 23rd June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 504 Land adjacent to 137 – 147 Deva Way, Wrexham.

Development: Formation of off-street parking area.

I refer to your consultation / email dated 23/06/2021 including revised layout plan (Drg. No. 01) in respect of the above.

Access

The proposed development site is accessed off Cranford Road which is an unclassified, residential road subject to a 20mph speed limit. However, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road, traffic calming features and proximity to junction with Deva Way.

The submitted layout plan indicates a scale of 1:200 @ A3. However, this does not scale off accurately when printed off at A3. **Could you please ask the applicant to address this issue.**

Based on assumed speeds of 15mph, any proposed access would normally require visibility splays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway. The visibility splays indicated on the submitted layout plan do not appear to scale off correctly and the visibility splay in the southerly direction is not measured to the nearside edge. **Could you please ask the applicant to indicate the required splays on a revised layout plan.**

I assume the access will take the form of a dropped kerb vehicular access.

Layout

The proposed 6m wide access is considered acceptable. However, this detail scales off at 4.5m on the submitted layout plan. **Could you please ask the applicant to address this issue.**

I would recommend that the existing 1.8m wide footway running along the northern edge of the site is increased to 2m to allow for any overhang of parked vehicles. This detail has not been indicated on the submitted layout plan. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

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.

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical