

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0135	Your Ref:	P/2021/0135
Date:	4 th May 2021		

Tan y Bont, Main Road, Old Rhosrobin, Wrexham LL11 4RL
Reserved matters pursuant to Outline application P/2016/0189

Further to your email / consultation dated 03/03/2021 in respect of the above, I comment as follows:-

Site Layout

A tracking diagram has been provided showing that an 11.2m refuse vehicle can access all parts of the development. The vehicle is able to turn successfully using the proposed turning heads, but there is significant overhanging and overrunning of footways, which is considered a safety issue. There is also some evidence of the refuse vehicle tracking touching boundary locations which would be a major concern if these are walls or fences. In addition, the refuse lorry needs the turning heads to be clear of obstructions, such as parked cars, to avoid travelling significant lengths of highway in reverse gears.

Parking

The proposed car parking provision appears to be in line with the Wrexham County Borough Council Parking Standards. The parking space allocation for plots 140-150 should be checked, as the plan may indicate overprovision at some properties while others are without parking spaces, but I believe it more likely that the labelling of spaces on the plan is incorrect.

Conclusion

The car parking allocation is appropriate, subject to the allocation of plots 140-150 being in line with WCBC parking standards. The proposed site layout raises some concern, as the vehicle tracking shows that a refuse lorry cannot access the site without significant use of footways. It is therefore not considered acceptable in its current format.

Chief Officer, Environment & Technical