

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: 15th July 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 05/07/2021 including revised layout plan (Drg. No. WYNN/120) 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.

Based on assumed speeds of 15mph, any proposed access would normally require visibility slays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway. The required slays have been indicated on the revised layout plan.

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

The proposed 6m wide access is considered acceptable.

Layout

The proposed car parking layout is considered acceptable.

I would normally 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. However, the proposed parking spaces are 5m deep as opposed to the standard 4.8m depth.

If you are minded to support the application without the above modification then I would recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. WYNN/120.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Note to Applicant

As the proposed development exceeds 100m² gfa, the proposed development will require SABs consent prior to commencement.

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

Chief Officer, Environment & Technical