

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0094	Your Ref:	P/2021/0094
Date:	12 th May 2021		

Wrexham Plas Coch, Glyndwr University, Mold Road, Wrexham LL11 2AW
Reserved matters pursuant to outline application P/2018/0671

Further to your email / consultation dated 20/4/2021 in respect of the above, I comment as follows:-

Site Layout

The internal road layout is appropriate, with adequate road widths and turning heads provided, thus minimising the need for vehicles to reverse. It appears that all parts of the site will be safely accessible to larger vehicles such as refuse and delivery lorries. Ideally this would be confirmed with a tracking plot using an 11.2m refuse lorry.

Parking

The proposed parking provision is broadly in line with Wrexham County Borough Council Parking Standards, however it is not clear whether parking has been allocated for plot 54. Where dwellings have long driveways to accommodate multiple cars, some plots (27,28,31,33,37,64,88 and 89) are of a length which could be considered to accommodate up to four cars, rather than the three permitted within the Parking Standards.

Conclusion

The site layout including road widths and turning heads is appropriate. While confirmation using a tracking plot would be preferred, all areas of the site appear safely accessibility to a refuse lorry. There are minor concerns over parking allocation, particularly whether provision has been made for plot 54.

There are no highways issues that preclude the granting of planning permission should you be mindful to do so.

Chief Officer, Environment & Technical