

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Matthew Phillips

Our Ref: **Your Ref:** P/2020/0748

Date: 12th January 2021

Land off Tudor Drive, Penley, Wrexham.
Outline application for up to 17 dwellings with all matters except access reserved.

Further to your email / consultation dated 20/11/2020 in respect of the above, I comment as follows:-

Access

The proposal includes plans for two new access points: a new junction off Tudor Drive, serving 15 dwellings and a shared driveway onto Hill Crest, serving 2 dwellings.

Both the new junction and Hill Crest access are acceptable as presented on the Proposed Site Plan. It would be preferable to provide a turning head at the western end of the extended Tudor Drive to reduce the need for vehicles to reverse.

Traffic Generation

It is not considered that the traffic generated by the development would have a significant impact on Tudor Drive, Hill Crest or the surrounding road network.

Conclusion

There are no highways concerns to raise, in respect of these proposed access, if you are mindful to grant permission. The following recommendations would form the conditions of that permission:

- The design of the extension to Tudor Drive and the new access junction should be as presented on the submitted site plan.
- Tudor Drive is to no less than 5m in width
- Footways should be provided along the frontage as indicated on the submitted plans.
- A turning head should be provided at the end of Tudor Drive, to avoid unnecessary travel in reverse gears.

Chief Officer, Environment & Technical