

MEMORANDUM



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

Our Ref: **Your Ref:** P/2020/0844

Date: 21st January 2021

**Land off High Street Johnstown, Wrexham LL14 2BA
Demolition of Existing Buildings and Erection of 10 Dwellings**

Further to your email / consultation dated 6/1/2021 in respect of the above, I comment as follows:-

Site layout and access junction

The site plan does not show dimensions of the internal roads or the new access and does not indicate visibility splays. No tracking has been provided to show that large vehicles can enter and exit in forward gears. These details will be required to confirm the suitability of the highway design.

The parking allocation is within the maximum permitted by the Wrexham CBC Parking Standards, although it is noted due to some of the internal layout detail that plot 5 could accommodate some additional parking for the plot.

Traffic generation

The change of use from commercial storage and offices to 10 residential dwellings is likely to reverse the pattern of traffic to and from the site, but it is not expected to have any negative impact on the road network.

Conclusion

The proposal does not raise any highways concerns, subject to the following being satisfactorily provided:

- A detailed junction diagram, including dimensions and visibility splays, that shows the design meets the standard set out in Manual for Streets.
- Swept path analysis to show that an 11.4m refuse lorry can access the development and turn safely to exit in forward gears.

Chief Officer, Environment & Technical