

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0646 **Your Ref:** MRJ/P/2020/0646
Date: 24th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

AIL FODELU AC ADNEWYDDU TAI CYSGODOL I DDAPARU LLETY BYW A CHYMORTH / REMODEL AND REFURBISHMENT OF EXISTING SHELTERED HOUSING SCHEME TO PROVIDE ASSISTED LIVING APARTMENTS LLYS Y MYNYDD HALL STREET RHOSLLANERCHRUGOG WREXHAM

Grid Ref: E 328999 N 346763

Access

I refer to your latest consultation 22/02/2021 referring to the revised site layout plans in respect of the above and would advise you that we have the following comments;

The proposed development situated on Mountain Road, Rhosllanerchrugog, Wrexham. The road is unclassified subject to a 20mph localized speed limit. The visibility splay required would be 2.0m x 25m, measured in both directions to the nearside edge as per Manual for Streets. The current Visibility splays detailed on received plan **2594_70400 Rev P1** are acceptable and in accordance with Manual For Streets. The parking position would require a S184 agreements as detailed within the conditions.

Parking

We are satisfied that this parking provision is appropriate, we acknowledge there is a reduction in apartment numbers reducing from 30 to 26 apartments and proan vides 15 parking spaces, the existing current site layout has provision for 6. The site layout plan **2594_70400 Rev P1** also indicates the provision of 2 disabled parking bays. This is a significant betterment in parking provision.

Construction Traffic Management Plan (including details of contractor parking)

If the application is supported, in order to construct the proposed scheme the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This will be included as a planning condition.

Conclusion

We would support the application subject to the following conditions:

Conditions

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ13 DROPPED KERB VEHICULAR CROSSING

026R The vehicular access hereby approved shall take the form of a dropped
E05NA kerb vehicular crossing. Further details to be issued in the form of a plan for the reinstatement of the centralized access and kerbing. This would be subject to a S184 agreement.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction/vegetation in excess of 1.05 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing
E03N access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

