

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2020/0844	FAO:	Matthew Phillips
Date:	23 rd March 2021	Your Ref:	P/2020/0844

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

Further to your emails dated 01/03/2021 and 08/03/2021 providing amended plans in respect of the above, I comment as follows:-

Site layout

The revised site plan shows that the parking provision for all plots is now clearly within the maximum permitted by WCBC parking standards.

Site access junction

Visibility splays for the access junction have now been provided and confirm a visibility splay of 2.4 x 43m, which is in line with the Manual for Streets standard for a 30mph road. Achieving this visibility is dependent on the relocation of the southbound bus stop for which a satisfactory new location has been proposed to the south of the site.

Swept path analysis

Swept path analysis has been provided for an 11.22m lorry, confirming that a vehicle of this size can turn safely within the development and turn around to exit in forward gears.

Conclusion

I am now satisfied that large vehicles can turn within the site and that there is adequate visibility at the access junction provided the bus stop is relocated to the proposed location. There is no highways reason to prevent planning permission being granted if you are mindful to do so.

Chief Officer, Environment & Technical