

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0102 **Your Ref:** MRJ/P/2020/0102
Date: 17th February 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 342 492 Land at Collins Court, Wrexham.

Development: Construction of 6 no. additional car parking spaces, removal of fencing and tarmac to bin store and drying areas and reinstate grass area, construction of new drying area with hardstanding at gable end of block and siting of smaller individual bin sheds in front of flats.

I refer to your consultation dated 17/02/2020 in respect of the above.

The proposed development site is located off Monger Road which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site appears adequate in both directions providing splays in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway.

I understand that Collins Court serves 10 no. dwellings ie/ 4 x 3 bed dwellings and 6 x 2 bed dwellings. There are only 10 no existing parking spaces at the site. I understand that the existing spaces are in great demand and cars typically have to park on the grassed areas within the site which is not ideal. The provision of an additional 6 spaces would be of benefit to the existing residents.

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development.

Could you please ask the applicant to liaise with our Senior Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

ZJ15

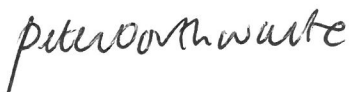
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical