

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0201 **Your Ref:** MRJ/P/2020/0201
Date: 3rd July 2020

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

Location: O. S Grid Ref: 345 506 Land to the East of Wynnstay Avenue and North of The Venture, Wrexham.

Development: Construction of a 535 M2 Grass Reinforcement Maintenance Access Track and Associated Boundary Treatments (Associated with Dwr Cymru Welsh Water underground storm water tank).

I refer to your consultation / email dated 30/06/2020 in respect of the above.

Access

The proposed development site is accessed off Wynnstay Avenue to the north which is an unclassified road subject to a 30mph speed limit and also off Deva Way to the south which is an unclassified road subject to a 20mph speed limit

Any proposed access off Wynnstay Avenue would normally require visibility splays of 2.4 x 43m measured to the nearside edge of the adjoining highway. Visibility at the proposed access appears adequate.

Any proposed access off Deva Way would normally require visibility splays of 2.4 x 25m measured to the nearside edge of the adjoining highway. Visibility at the proposed access appears adequate.

Any proposed gates will need to be setback a suitable distance behind the adjoining highway to accommodate the maximum size of vehicle likely to visit the site.

Swept Path Details

No details of the maximum size of vehicle likely to visit the site appears to have been provided or swept path details of such vehicles entering / maneuvering / exiting the site onto Deva Way and Wynnstay Avenue. Could you please ask the applicant to provide this information.

Street Lighting Columns

Could you please ask the applicant to provide a revised plan indicating the location of any existing lighting columns in the vicinity of the access points and along the footpath link. Measures may be needed to protect these columns from potential damage by maintenance vehicles.

I would recommend that the applicant liaises with our Street Lighting Section – contact Paul Rogers on Tel: 01978 729673 to discuss the proposed development.

Traffic Regulation Orders

In terms of the proposed TROs / road markings / signage, I would recommend that the applicant liaises with our Traffic Section – contact Darren Green on Tel: 01978 729643.

I await the requested information.

Supplementary Notes

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

A handwritten signature in blue ink, appearing to read 'K. Green', is written over the text of the supplementary notes section.

Chief Officer Environment & Technical