MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0281 Res(2)	**Your Ref:**	P/2025/0281
Date:	29/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI 2 FFLAT UN YSTAFELL WELY A NEWIDIADAU I'R FYNEDFA BRESENNOL I GERBYDAU A'R PARCIO CYSYLLTIEDIG / ERECTION OF 2 NO ONE BEDROOM APARTMENTS AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED PARKING

LOCATION: 81 BENJAMIN ROAD, WREXHAM, LL13 8EG

I refer to your consultation / email dated 03/06/2025 and revised layout plan (Drg. No. BRP/PD/01 Rev C) in respect of the above.

General

The site comprises an existing 8 bedroom HMO (no. 81 Benjamin Road) with 2 no. one bedroom proposed apartments to be erected alongside in the garden area. The property / site currently has no existing vehicular access or off road parking.

Access

The proposed development site is located on Benjamin Road which is an unclassified road subject to a 20mph speed limit.

Based on speeds of 20mph, any proposed access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0 in height in accordance with Manual for Streets. The required splays would involve the lowering / removal / setting back of the existing boundary wall fronting both the proposed development site and the existing wall fronting no. 81 Benjamin Road. The revised layout plan indicates splays of 2.4 x 25m in both directions in accordance with Manual for Streets and are considered acceptable.

Any proposed access shall provide pedestrian visibility splays of 2.4 x 3.3m in both directions measured from the back of the footway in which there shall be no obstruction in excess of 0.6m in height. However, these splays will be automatically provided if the access is constructed at a

minimum width of 6.6m. This detail has been indicated on the revised layout plan including a proposed access width in excess of 6.6m which is considered acceptable.

The LHA recommend that the proposed shared access intended to serve the development site takes the form of a dropped kerb vehicular footway crossing in the interests of pedestrian safety (see note).

The LHA suggest that the applicant applies to have a “h bar” marking installed across the proposed access to deter cars from impeding the new access. This detail has been indicated on the revised layout plan.

Any proposed access shall be surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

An Aco drain or similar will be required where the proposed access / driveway falls towards the highway. This detail has been indicated on the revised layout plan.

Parking Provision

LPGN 16 requires a maximum of 1.5 car spaces per apartment. However, the provision of 1 no parking space for each one bedroomed apartment as indicated on the submitted layout plan is considered adequate given the sustainable location of the site.

Cycle Parking / Shelter
LPGN 16 requires sufficient space to provide at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe, secure and preferably covered communal cycle parking areas.

Our Active Travel Section have advised that they will require 4 cycle spaces (secure & covered) as indicated above and recommend this detail is indicated with annotated dimensions on a suitably scaled revised layout plan. *This detail is not provided on the latest layout plan.*

Waste / Recycling

Comments from our Waste / Recycling Section:-

Adequate provision for recycling and food waste storage should be considered internally in the kitchen space.

Externally the individual waste and recycling containers per apartment would need to include:

- *240l general waste bins*
- *40l black box for glass*
- *55l green box for plastics and cans*
- *blue sacks for paper and card*
- *23l food caddies*
- *Optional 240L for garden waste collection*

Collections would be based on the kerbside collection – so placement as close to the curtilage so not create an obstruction.

The LHA recommend the applicant indicates the provision of the above waste & recycling containers (per apartment) on a suitably scaled plan with annotated dimensions of the proposed storage area. *This detail is not provided on the latest layout plan.*

Conclusion

In conclusion, the LHA request the following information:-

- Cycle Parking / Shelter
  LPGN 16 requires sufficient space to provide at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe, secure and preferably covered communal cycle parking areas.

  Our Active Travel Section have advised that they will require 4 cycle spaces (secure & covered) as indicated above and recommend this detail is indicated with annotated dimensions on a suitably scaled revised layout plan. *This detail is not provided on the latest layout plan.*

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  Collections would be based on the kerbside collection – so placement as close to the curtilage so not create an obstruction.

  The LHA recommend the applicant indicates the provision of the above waste & recycling containers (per apartment) on a suitably scaled plan with annotated dimensions of the proposed storage area. *This detail is not provided on the latest layout plan.*

Supplementary Notes

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

Note to Applicant

The applicant will need to construct a dropped kerb crossing outside the property for the proposed shared access including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Please contact Jo Giles on Tel: 01978 729670.



On behalf of Chief Officer, Environment & Technical