

Gail White

From: Sharon Holman
Sent: 26 October 2012 15:08
To: planning_admin
Subject: FW: P-2012-0638 - Former Erddig Nursery, Erddig Road

lease import the further highway response...

From: Phil Palmer
Sent: 26 October 2012 14:57
To: Sharon Holman
Subject: RE: P-2012-0638 - Former Erddig Nursery, Erddig Road

Hi Sharon

Plan submitted not to scale:-

Observations

- Parking and turning look ok assuming spaces 2.4 x 4.8m with min. 6m clearance behind.
- Footway link through site ideally 2.0m wide with lighting provision (would need to be constructed to adoptable standards in order to dedicate to Highway Authority). Detail could be included with s.38 / 278 submission required for footway widening along Erddig Road.
- Visibility splays from main access could be protected by tapering / widening the footway where the splays cross the frontages of the properties.
- Pedestrian Splays of 2.4 x 3.3m measured from back of footway (max 600mm height) should also be provided from main access.
- Our records appear to indicate that only part of the footway fronting flats 14 - 17 is adopted ???? We will discuss with Ann Moss next week and see if we can amend the extent of adoption of this footway to eliminate this problem. We may discard the small return section of footway alongside the school entrance to avoid any "stopping up" requirements / issues.
- Widening of 2.0m footway along Erddig Road will require re-location of existing telegraph pole and highway sign. Detail to be sorted within s.38 / 278 submission.
- Parking spaces for plots 1 & 2 not ideally located having to cut across the new footway link.
- I assume access and parking / turning area will remain private and will be managed accordingly.
- Getting bins to Erddig Road frontage needs to be considered.
- They may wish to install a rumble strip just inside their access to slow vehicles down.
- Full / max. parking provision essential due to existing on-street parking problems in this area

Hope this is of assistance.

Regards, Phil

From: Sharon Holman
Sent: 26 October 2012 08:57
To: Phil Palmer
Subject: FW: P-2012-0638 - Former Erddig Nursery, Erddig Road
Importance: Low

Hi Phil,

Further to your advice yesterday, please see the attached amended site layout. Could you have a look at the plan please and confirm if you are happy with it in principle before they re-draw the whole scheme??

Thanks
Sharon

From: Dan Stack [<mailto:dan@chevinhomes.com>]
Sent: 25 October 2012 18:18
To: Sharon Holman
Subject: RE: P-2012-0638
Importance: Low

Afternoon Sharon,

Further to your email and our telecom I have attached an amended site plan for your comments. As discussed the access has been moved to Errig Road, the footpaths to the site frontage and within the site have been increased to 2m, while the access to John Street has been closed off.

The scheme consist of 6No units in total and has 12No car parking spaces to the rear where vehicles will also be able to turn.

We would appreciate your comments on this scheme, and if it is acceptable in principal I can forward you house type drawings etc within 24 – 36 hours.

We look forwards to hearing from you.

Many Thanks.

Dan Stack
Director
For and on behalf of Chevin Homes Ltd.

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From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 25 October 2012 16:51
To: Dan Stack
Subject: FW: P-2012-0638

Hello Dan,

Further to our telephone conversation earlier, I have spoken with the highway engineer and he has made recommendations which are copied below.

Regards
Sharon

From: Phil Palmer
Sent: 25 October 2012 16:17

To: Sharon Holman
Subject: P-2012-0638

Hi Sharon

A 4.8m wide access served off Erddig Road would be considered acceptable. This could take the form of a dropped kerb vehicular access which would not need tactiles. Access and parking areas could remain privately managed. Bin wagon could service new dwellings off existing highway given low numbers. Need to think how bins will get to front of properties for emptying.

Existing access onto Erddig Road should be closed up.

I would recommend maximum off street parking provision given on street parking issues along Erddig Road. I would suggest that the rear parking area provides a turning facility for smaller delivery vehicles eg/ box van, transit. I would recommend that vehicular access via John Street is closed up.

Hope this is of assistance.

Phil

Phil Palmer
Highway Development Control Engineer / Peiriannydd Rheoli Datblygu Priffyrdd

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

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