MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Duckworth
Our Ref:	ET/DC/PP/P/2025/0559	**Your Ref:**	P/2025/0559
Date:	01/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI 2 ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF 2 DWELLINGS (ALL MATTERS RESERVED)

LOCATION: LAND SOUTH OF ROCK HOUSE, MOLD ROAD, CEFN Y BEDD, WREXHAM, LL12 9US

I refer to your consultation / email dated 18/07/2025 in respect of the above.

Although this is an “all matters reserved application”, the LHA wish to provide the following comments:-

General

The proposed development comprises the erection 2 no. detached dwellings on land off Oak Alyn Court via a private shared access.

Access

The proposed development site is located off Oak Alyn Court which is an unclassified, residential estate road (cul de sac) subject to a 20mph speed limit. Oak Alyn Court has existing traffic calming measures in place in the form of speed cushions.

Assuming typical vehicle speeds of 20mph, any proposed / existing access would be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility splays of at least 2.4 x 25m in both directions appears achievable from the existing / proposed access subject to the regular maintenance of the existing shrubs of the garden / property to the south of the access.

The LHA recommend that the proposed / required visibility splays from the proposed shared access are indicated on a suitably scaled plan.

The existing access is approximately 4.5m wide for at least 5m behind the edge of the estate road. **If the application is supported, the LHA recommend the access is widened to a minimum width of 4.8m.** It is not clear from the submitted information whether the applicant owns sufficient land to widen the access. **The LHA recommend the applicant provides this confirmation and indicates this detail on a suitably scaled plan.**

Any proposed access would need to be surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. No gates shall be erected within 5m of the highway boundary (preferably no gates).

Any proposed access serving a residential development typically requires an access gradient of 1:24 for the first 10m then maximum gradient of 1:12 thereafter. **The LHA recommend the applicant provides suitably scaled plans indicating (annotating) the proposed gradient details of the access road from the existing adopted estate road to the proposed properties.**

Submitted Plans

The submitted plans – Drg. Nos. Ty/1558/PL01A & Ty/1558/PL02 appear to indicate conflicting information ie/ Drg. No. Ty/1558/PL01A- -Layout Plan, indicates 2 dwellings side by side, Drg. No. Ty/1558/PL02 indicates 2 dwellings one upper, one lower. **Clarification is required on this issue.**

Parking & Turning Provision

Adequate parking & turning provision must be provided within the curtilage of the site in accordance with LPGN 16. There would appear to be sufficient space to provide adequate parking and turning for cars within the curtilage of the site.

The LHA recommend that adequate turning space is provided for a medium sized delivery vehicle (7.2m long) to turn within the site and exit onto Oak Alyn Court in a forward gear. **The LHA recommend the applicant indicates this detail on a suitably scaled plan (including annotated dimensions).**

Footway Improvements

The existing footway either side of the access has no suitable dropped kerbs or tactile paving. If the application is supported. **The LHA recommend that the above improvements are carried out by the developer.** This work could be carried out via a s.184 consent (including submission of construction details / plan).

Waste / Recycling

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 ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection. **Once agreed, this detail will need to be indicated on a suitably scaled plan.**

Existing Retaining Walls / Slope stability

Comments from WCBC Structures Section as follows:-

- There are two drawings, 'Proposed Long Sections' both with drawing no. Ty/1558/PL02. Each show different locations and styles for each of the properties. Please confirm which is the current detail.

- Each of the properties will provide the majority of the support to the embankment. Can you provide the necessary design details to show that these are adequately designed and have suitable ground water drainage.

- Property boundary adjacent to Mold Road A541 will require a retaining structure to retain the gardens of Plots 1 & 2. We need construction & calculation details of this to determine if an AIP (Approval in Principle) is required.

- There are two retaining walls either side of the properties which we need the construction / design detail. Also provide details of the steps between the properties.

- The new plot has partial boundaries with Rock House, Rock Terrace, Tanglewood, Three Gabels and No.8. Details of the proposed boundary treatments, construction details need to be provided.

  The LHA recommend the applicant contacts our Structures Section for further advice (email: rob.davies@wrexham.gov.uk).

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

If the application is supported, the LHA would recommend a condition requiring a CTMP as follows:-

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Conclusion

In conclusion, the LHA have no objection in principle to the proposed development subject to the above issues being satisfactorily addressed.

Supplementary Notes

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

KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical