MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0689	**Your Ref:**	P/2025/0689
Date:	15/10/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CAIS AMLINELLOL AR GYFER CODI ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

LOCATION: 53 BEECHLEY ROAD, WREXHAM, LL13 7AU

I refer to your consultation / email dated 09/09/2025 in respect of the above.

Access

The proposed development site is located on Beechley Road which is an unclassified, residential road subject to a 20mph speed limit. Based on speeds of 20mph, any proposed existing access would require visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access appears adequate providing splays in excess of 2.0 x 25m in both directions measured to the nearside edge. However, visibility is quite often impeded by parked vehicles which typically park on the street in this area. No details of the proposed splays have been provided. **The LHA recommend that a suitably scaled plan is provided indicating the full extent of the required splays.**

The existing access located between nos. 53 & 55 Beechley Road is 3.4m wide reducing to 2.9m wide at a distance of 2.6m behind the back of footway. The access already appears to accommodate parking for no. 53. In order to serve as a shared access to serve an additional dwelling, the LHA would typically require a minimum access width of 4.5m to accommodate the simultaneous passage of 2 no. vehicles clear of the adjoining highway. The existing access is currently considered inadequate to serve as a shared access.

Any proposed access would require the following:-

- A minimum 4.5m wide shared access.
- Visibility splays of 2.0 x 25m in both directions measured to the nearside edge of the adjoining highway from the improved access.

- Surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

- No gates erected across the access.

- Provision of a widened dropped kerb vehicular crossing to serve a suitable access (s.184 consent required).

- An Aco drain or similar installed across the access to intercept any private surface water run-off where the access falls towards the highway.

The LHA recommend that the above detail is indicated on a suitably scaled layout plan (with annotated dimensions).

There already appears to be parking provision at the rear of the site belonging to no. 53 Beechley Road and neighbour at no. 55. This would suggest that the access currently serves as a shared access for 2 dwellings. **The LHA recommend that a suitably scaled plan is provided indicating the existing / proposed parking arrangements off this access and clarifies whether both properties (53 & 55) already share this access.**

Parking & Turning Provision (Reserved Matter)

Although, the matter of layout is reserved, the LHA comment as follows:-

If the application was supported, adequate parking and turning provision would be required at the site for both the existing dwelling (no.53) and the proposed dwelling. This detail would need to comply with LPGN 16 / 21 requirements and demonstrated on a suitably scaled plan (with annotated dimensions). There already appears to be a parking space at the rear of the site belonging to no. 53 Beechley Road and neighbour at no. 55. **The LHA recommend that a suitably scaled plan is provided indicating the existing / proposed parking arrangements off this access.**

Cycle Parking / Storage

Adequate cycle parking / storage would need to be provided in accordance with LPGN 16 / Active Travel Guidance. This detail would need to be demonstrated on a suitably scaled plan (with annotated dimensions).

Waste / Recycling

Adequate waste / recycling storage facilities would need to be provided. This detail would need to be demonstrated on a suitably scaled plan (with annotated dimensions).

Conclusion

In conclusion, it would be difficult for the LHA to support the proposed development given its restricted access width. However, the LHA request the following additional information:-

- **Access**

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KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical