

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0533 **Your Ref:** JK/P/2021/0533
Date: 15th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 504 Land adjacent to 137 – 147 Deva Way, Wrexham.

Development: Formation of off-street parking area.

I refer to your consultation / email dated 08/06/2021 in respect of the above.

Access

The proposed development site is accessed off Cranford Road which is an unclassified, residential road subject to a 20mph speed limit. However, I would estimate typical vehicle speeds at being around 15mph given the geometry of the road, traffic calming features and proximity to junction with Deva Way.

Based on assumed speeds of 15mph, any proposed access would normally require visibility slays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway. **Could you please ask the applicant to indicate the required slays on a revised layout plan.**

I assume the access will take the form of a dropped kerb vehicular access.

Layout

The proposed 4.5m wide access is considered acceptable. An Aco drain or similar will be required to intercept any surface water run-off from flowing onto the adjoining highway.

There is insufficient clearance behind the first 4 parking spaces closest to the main access (minimum 6m required). **Could you please ask the applicant to indicate this detail on a revised layout plan.**

I would recommend that the existing 1.8m wide footway running along the northern edge of the site is increased to 2m to allow for any overhang of parked vehicles. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

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 black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical