

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/DB/P/2023/0186 Revision 6	Your Ref:	P/2023/0186
Date:	29 May 2026		

**Land Off, St Mary's Avenue, Overton, Wrexham, LL13 0ES
Erection of 45 Dwellings, Associated Access, Landscaping and Supporting Infrastructure**

With reference to our Teams Meeting 18 May 2026 and receipt of the revised site layout 1522-sit-pol rev X received 27 May 2026 the Local Highway Authority advise as follows:

- 1) The bend outside plt 1 has been widened to improve the tanker swept path access and is now in tarmac, removing the brick paved oversailing, thus reducing future maintenance costs.
- 2) Plot layouts have been shuffled to accommodate 3 spaces for plt 36.
- 3) A turning head has been introduced for delivery vans within the private shared drive serving plts 11-18 (this should be signed bilingual no parking but this is not a planning concern)
- 4) 2 nr visitor/maintenane parking spaces have been provided adjacent to plt 33.
- 5) Tactile crossings shave been added to the existing cul-de-sacs of Plas Madoc and Clerc yr Mendy to compliment the introduction of the dropped kerb footpath to the front of the garages. The detailing of this will be agreed at s278/38 stage should the application be successful.
- 6) **The applicant is required to demonstrate the adjustments to the turning head outside plt 43 have been made and the angle of the tanker acess adjusted, to improve the tanker access, as it was tight, with vehicle wheels very close to kerb lines.**
- 7) In addition the parking for plt 41 should be splayed slightly to avoid cars over running

the footpath along the return i.e. directing cars reversing out onto the highway. This is a minor comment more for s278/38 stage.

Summary

Subject to a response on comment 6 above the Local Highway Authority have no further comments to make.

RWE Edwards

Contracts & Engineering Manager

on behalf of Chief Officer, Environment & Technical