To: planning_admin
Subject: RE: P/2025/0824 - Repsonse to LHA - Croft Cottage, Penygelli Road, Coedpoeth, Wrexham LL11 3RW

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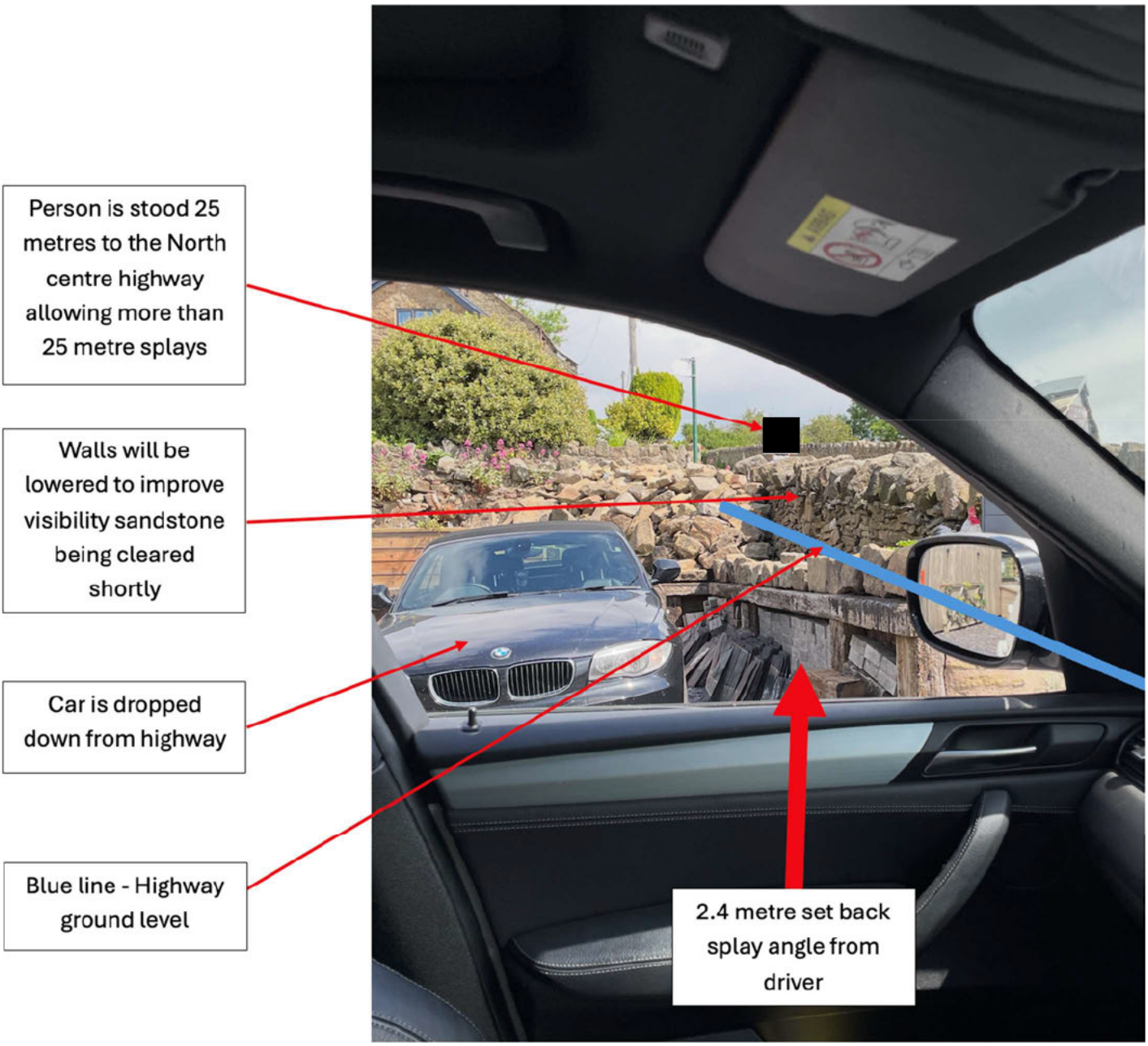
Hi John/Neil

In response to the LHA consultation, John, please can you forward an email to Sharon with a reply to their points below, please or if your admin team can do this in your absence, after speaking with a kindly lady in your team yesterday.

Visibility Splays

Please find attached a picture below showing the splays overlooking car parking space 4, as the LHA have mentioned.

As the space is set down and the highway is higher due to the nature and drop of our land and the gradient of the highway, the visibility splay clears the parking space when sitting in the car set back by 2.4m. In addition to the walls being lowered to 0.9m as advised in the amended 'site plan', this will achieve the 25m north splay; south splay no longer appears to be an issue, as advised by the LHA.



Parking & Turning Provision

Yes, the main dwelling is a 3-bedroom; however, it is only being used as a 2-bedroom and will be for the duration of our living here, and we have no intention of selling or moving out of the property and plan to retire here as a couple with no intention of children.

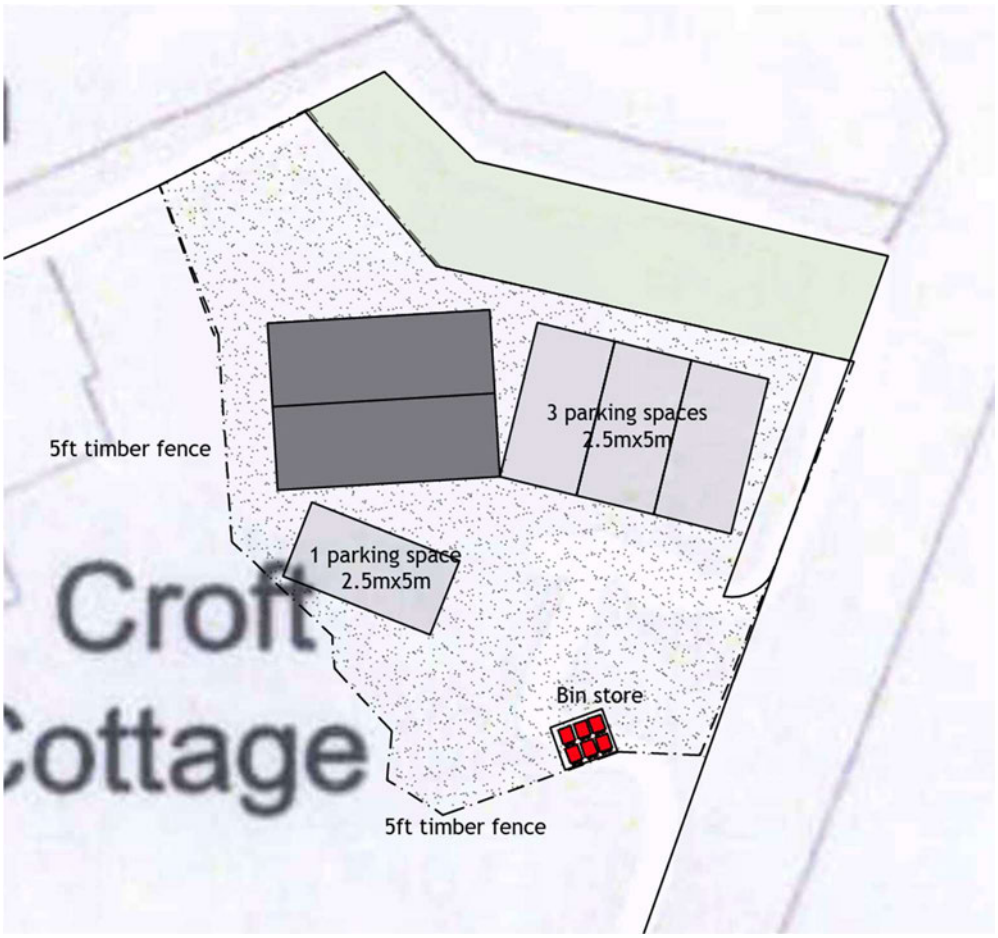
Cycle Parking / Storage

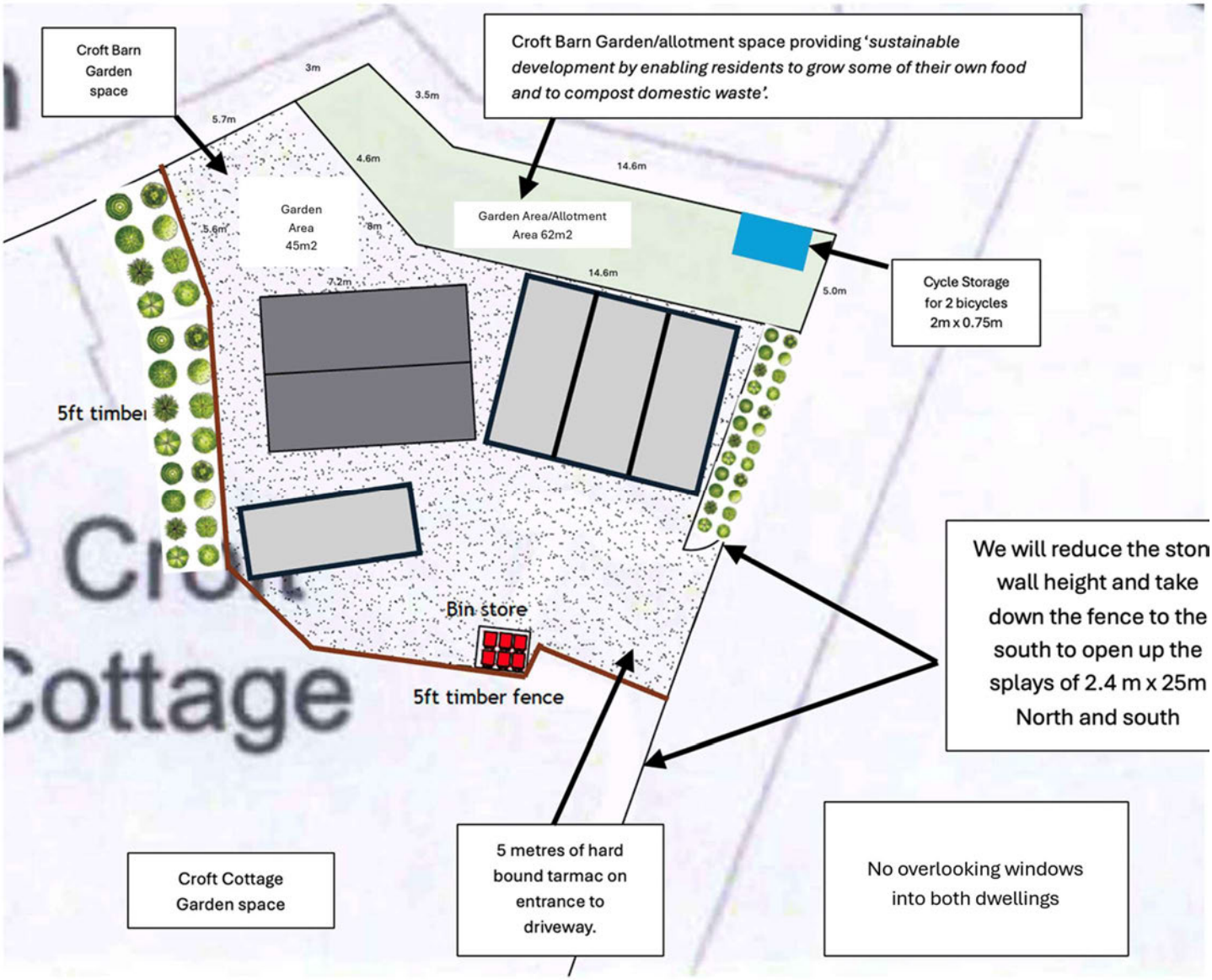
Please can we request that the LHA review the amended 'site plan' dated 07/4/2026, indicating space and measurements for allocated cycle storage provision as below and meet the requirement as per LPGN 16 / Active Travel Guidance - quote *"Sufficient space to provide at least 2 secure cycle parking spaces per dwelling"*?

However, John, could you kindly ask your team to include the cycle storage on the 'block plan' below, please, as per the 'site plan' below, which it appears the LHA hasn't reviewed in their consultation and have only reviewed the documents listed below as per their letter:

- Proposed Visibility Layout 001 Rev P03
- General Arrangement OP1 003 Rev P01
- Vehicle Swept Path Analysis 001 Rev P03
- Vehicle Swept Path Analysis (Entering Site) 004 Rev P01

If the LHA hasn't reviewed the site plan, I envision this will not be required if we can confirm with Sharon and the LHA.





Many Thanks
Kayne Barber