MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0689 Res(2)	**Your Ref:**	P/2025/0689
Date:	09/07/2026		

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 including submitted plans (Drg Nos. 1, 2 &3) 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. The required splays have been indicated on the submitted plan (Drg. No. 1).

The existing access located between nos. 53 & 55 Beechley Road indicated on Drg. No. 1 is indicated at being 3.4m wide reducing to 2.9m wide at a distance of 2.6m behind the back of footway.

Submitted plan (Drg. No. 2) indicates that the access already provides a vehicular right of access to accommodate parking for both no. 53 and no. 58 Beechley Road although no detail of where no. 53 park within the site curtilage have been indicated on the plan. **The LHA recommends the applicant indicates this detail on a revised plan.**

Submitted plan (Drg. No. 2) also includes a note which states that *53 & 55 Beechley Road only have on-street parking which contradicts statement above.* **The LHA recommends the applicant clarifies this detail.**

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 / 171 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 existing access located between nos. 53 & 55 Beechley Road indicated on Drg. No. 1 is indicated at being 3.4m wide reducing to 2.9m wide at a distance of 2.6m behind the back of footway which would be considered inadequate to serve as a shared access for 3 properties. Following a site visit on 08/07/2026, it would appear that the applicant has modified the wall running alongside the access to widen the entrance point. It now provides an initial width of 4.7m immediately behind the back of footway which then reduces to approximately 2.9m at approximately 4.8m behind the back of footway. **The LHA would not consider the above access layout adequate to serve as a shared access point / capable of adequately accommodating the simultaneous passage of vehicles accessing the site.**

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 dwellings (nos.53 & 57) 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). It is understood that the parking space along with 2 detached garages at the rear of the site belongs to no. 57 Beechley Road and no. 55 has no off-street parking provision. Existing parking provision for no. 53 has not been indicated on the submitted plans.

It is understood the applicant intends to build a 2 bed dwelling. LPGN 16 requires a maximum of 2 car spaces per 2 bed dwelling. If the application is supported, the LHA recommends that 2 parking spaces are provided for the proposed dwelling plus turning given the significant on-street parking issues along Beechley Road.

Submitted plan (Drg. No. 3) indicates 2 potential parking spaces plus turning. However, the annotated dimensions to not match the actual scaled dimensions. Both parking spaces regardless of which dimensions are selected are inadequate and do not comply with LPGN 16 / 21 Standards.

The LHA recommend that a suitably scaled plan is provided which addresses the above issues.

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). The submitted plan (Drg. No. 3) simply indicates a rectangle without any specific detail. **The LHA recommend that a suitably scaled plan is provided which addresses the above issue.**

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). The area allocated to storage of bins / recycling indicated on (Drg. No. 3) appears adequate.

Conclusion

In conclusion, it would be difficult for the LHA to support the proposed development given its restricted access width / access arrangement to serve as a shared access.

Although a reserved matter, insufficient information has been provided in respect of providing adequate parking & turning arrangements for the existing / proposed 3 dwellings.

KW Edwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical