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Planning statement

Proposed Residential Development to rear of 16 – 18 Bennions Road, Wrexham LL13 7AW

The purpose of this statement is to provide information relating to the parking and access provisions relating to the site in light of the pre-application comments made by Matthew Phillips of Wrexham Council Planning Department dated 09.03.2022.

The pre-application advice noted that the access provisions were below the standard usually required for new development, being too narrow for two vehicles to pass each other simultaneously.

As noted, the site currently serves a block of garages and has done so for many years. There have been a maximum of 11 garages on the site and although some are currently empty, there are still a number occupied which generate traffic movements at multiple times of the day.

It is proposed that the 4 new parking spaces serving the pair of dwellings will not increase the number of vehicle movements to and from the site, thus making the access provisions no worse than they are currently and certainly better than they have been historically.

It should also be noted that the parking bay locations have been designed to afford clear visibility along the length of the access so as to prevent vehicles meeting head-on and then requiring reversing.

08.10.2024.