REDEVELOPMENT CHANGE OF USE APPLICATION AT:

3 High Street,
Hightown,
Wrexham,
Wales,
LL13 8HP

HIGHWAYS STATEMENT

October 24

Planning Issue

1.0 *Proposal and context*

The remodelled property, as proposed, provides three floors of accommodation, ground, First and second behind the retained façade.

Fronting the high street, it is intended to retain a commercial use class at ground floor and this measures circa 65SqM.

The refurbished proposal aside from the ground floor commercial offering, is intended for HMO use. The extents of this use covers a limited access area at ground, fronting High Street, and all floors above.
Commercial / Retail Use
Ground Floor 66SqM GIA

The HMO use measures as follows:-
Ground Floor
First Floor 84 SqM GIA
Second Floor 81 SqM GIA
Third Floor 60 SqM GIA

The internal accommodation as proposed, provides spacious well-proportioned accommodation for modern living for up to 14 occupants.

The accommodation at ground floor comprises: entrance foyer, bin storage, a meter room and sperate commercial office / retail space access

At first floor there is one double bedroom suite with ensuite, Cycle storge, boiler room and generous kitchen living accommodation. At Second floor, accessed via a lobbied staircase there are a further 2 double bedrooms and two single bedrooms. The double bedrooms enjoy dedicated ensuite facilities and the two single beds have use of a substantial bathroom to share between 2 persons. This floor also houses a significant Laundry / storage area for occupants to was and dry clothes as well as store bulky belongings. At third floor, the scheme is designed to house a further 2 double bedrooms and 2 single beds, all of which have ensuite washing facilities.

The facade is retained and where required, refurbished. Internally the modifications are delivered utilising traditional building materials, comprising both timber stud partitions where appropriate and load-bearing masonry.

Openings to all elevations are maintained in the same style as existing with the appropriate opening lights using updated double-glazed thermally broken windows and doors.

At the rear, the two rearward pitches

The internal fit out provides an opportunity to upgrade the buildings thermal and acoustic efficiency enhancing the building to meet current building regulation standards.

It is intended that the bedroom accommodation fronting the main street will receive a suitable secondary glazing system and this will be designed to achieve a minimum of 34dB(A) sound reduction. Allied to this, passive acoustic ventilation will be provided.

2.0 Accessibility

Due to the proposal central location private parking has not been offered.

The need for a private vehicle is not seen as fundamental to the successful long term occupation of such a well located residence. Wrexham town centre is excellently catered for with a plethora of shops for general purchases of everyday requirements, bars restaurants covering a wide mix of tastes are available.

1.0.1 Available Medical Locations

The closest GP surgery is:-

Name	Approximate Distance*
St Georges Surgery	240 yards
Plas Y Bryn Medical Centre	370 yards
Strathmore Medical Practice	770 yards
Hillcrest Medical Centre	800 yards
Beechley Medical Centre - Locum Staffed	0.5 miles
Caia Park Surgery	0.9 miles
Pen-Y-Maes Health Centre	2.7 miles
Caritas Health Partnership	3.1 miles
Dr J Patel	3.1 miles
Bryn Darland Surgery	3.3 miles

The Closest Pharmacy is :-

Rowlands Pharmacy St Georges Cres
Pharmacy
41 St George's Cres · 01978 263408
Closed · Opens 9 am Tue
In-store pick-up

Rowlands Pharmacy Chapel Street
Pharmacy
3 Chapel St · 01978 364932
Closed · Opens 8:30 am Tue
In-store pick-up

Rowlands Pharmacy Holt Road
Pharmacy
86a Holt Rd · 01978 355635
Closed · Opens 8:30 am Tue
Delivery

The closest hospital is :-

Name	Approximate Distance*
Hafan Wen Treatment Unit	half a mile
Wrexham Child Health Centre	0.7 miles
Wrexham Cmht	0.7 miles
Wrexham Maelor Hospital	0.7 miles
Breast Test Wales, Wrexham	0.8 miles
Spire Yale Hospital	0.9 miles
Grosvenor Medical Consulting Rooms	0.9 miles

1.0.2 Available Supermarkets

Access to local supermarkets is readily available by foot with Asda being less than 1 mile away taking approximately 17minutes and Lidl being closer at 0.7miles.

The intended occupants will be advised of the lack of private parking and directed to the use of the following public and private transport offerings located very close to the property:-

1.1 *Transport Offerings*

The site for the proposed change of use is in the town centre of Wrexham and with such the opportunity for private parking spaces is limited so the use of cycles is favoured.

1.1.1 Use of Cycles

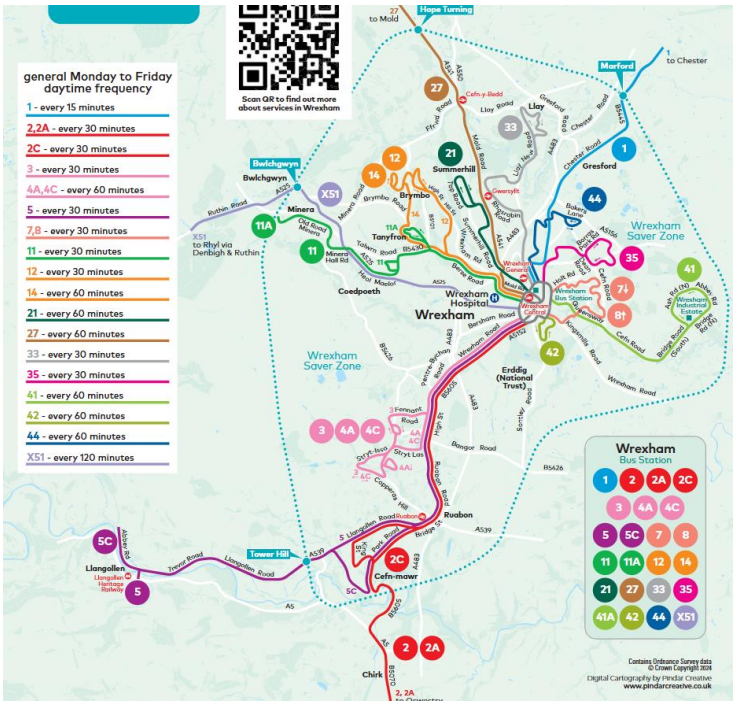
Cycle storage for the residents has been offered as part of the scheme proposal. The cycle storage is within the development and offers dry and secure storage. In line with Wrexham planning policy cycle storage exceeds 1 space per 2 bedrooms.

1.1.2 Travel by Train

National connections are available for Travel by Train via Wrexham general station and Wrexham Central is available within 0.3Miles by foot taking less than 10 minutes.
Wrexham General station offers inter-city services to destinations such as London Euston, Liverpool Lime Street, Birmingham International, Cardiff Central, and Holyhead. there is also a service to Manchester Piccadilly.
Wrexham Central station offers an hourly service to Shotton and Bidston during the day, and a two-hourly service in the evenings and on Sundays and bank holidays. Alighting at Bidston allows for connections to the Merseyrail Wirral line

1.1.3 Travel by Bus

Wrexham bus station offers local connections is a short 5 minute walk and is approximately 0.3miles away.



1.1.4 Travel by taxi

The closest taxi rank is circa 0.7miles away and is located aside the Wrexham General railway station 0.7miles away

1.1.5 Car Hire

Car hire is offered on an holy basis from the local Enterprise car hire centre.
Enterprise Car & Van Hire - Wrexham Rhosrobin, Rhosddu Industrial Estate, Main Rd, Rhosrobin, Gwersyllt, Wrexham LL11 4YL

1.1.6 Public Parking Locations

Should the parking of cars be required it's I seen that available spaces are often located in pay and display car parks including St Giles Car Park 0.2 Miles away (approx. 5Min Walk).

2.0 Traffic Impact Assessment

Due to the nature of accommodation, the limited number of occupants and highly sustainable location it is considered that there is a negligible impact on the local road network.

3.0 Conclusion

With the significant number of readily accessible services available within a few hundred meters it is concluded that the location of the proposed HMO is eminently sustainable and falls in accordance with current planning policy and the aspirations of planning policy PS8 and guidance note 16.