

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Simon Greenland
Our Ref:	ET/DC/PP/P/2023/0831	Your Ref:	P/2023/0831
Date:	04/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

TROSI LOLFA GYMUNEDOL YN 2 RANDY NEWYDD A LOLFA GYMUNEDOL NEWYDD A LLEOEDD PARCIO CYSYLLTIEDIG / CONVERSION OF COMMUNAL LOUNGE INTO 2 NEW APARTMENTS AND NEW COMMUNAL LOUNGE AND ASSOCIATED PARKING

COMMUNAL LOUNGE SYLVESTER COURT WREXHAM

Grid Ref: E 330843.97N 352998.3

I refer to your consultation / email dated 07/12/2023 in respect of the above.

General

The proposed development site is located off Monger Road which is an unclassified, residential road subject to a 20mph speed limit.

I assume that this section of Monger Road previously suffered with on-street parking issues given the proximity of Ysgol Bodhyfryd. There is a traffic regulation order in place which prohibits parking between on Mon – Fri: Between 08:30 – 09:15am & 2:45 – 3:45pm.

I assume that the existing parking spaces off both Sylvester Court and Shields Court are allocated to existing dwellings in this location. Submitted layout plan (Drg.No. SCR-SAL-A1-ZZ-DR-A-0012 Rev P2) appears to indicate that 5 no. additional spaces are to be provided off Shields Court. However, these would appear to be existing parking spaces not new parking spaces. **I would request clarification on this matter.** I would not be able to support the proposed development without adequate additional parking in accordance with LPGN 16.

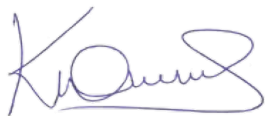
Construction Traffic Management Plan

If the proposed development is supported, then I would recommend that a suitable condition is included as follows:-

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in purple ink, appearing to read 'K. A. S.', is positioned above the title.

Chief Officer, Environment & Technical