

Jenni Perkins
Senior Planning Officer
Wrexham County Borough Council

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Rhif Cyswllt /Contact No
E-bost/E-mail
Lee.Bruce@wrexham.gov.uk

JF/TH/CR/DLB
19 February 2024
Lee Bruce
01978 298814

By email only: Jenni.Perkins@wrexham.gov.uk

Dear Jenni,

Re: P/2023/0886 - Trewythen Hall, Vicarage Lane, Gresford, Wrexham, LL12 8US.

Thank you for your email of 11.51, 29 January 2024. I would comment as follows:

- It is noted that the proposal would result in the creation of 21 units. No details of the proposed affordable housing provision have been provided at this stage.
- Policy H2 requires 25% of affordable housing to be provided on developments of 10 or more units (25% of 21 units - 5 affordable units).
- Our Local Housing Market Assessment (LHMA) and social housing waiting list highlights the need for affordable housing in the village of Gresford.
- Early engagement with the council's affordable housing team is encouraged to discuss the proposed affordable housing provision and agree the tenure split.
- Any proposed service charges should be kept to a minimum to keep the properties affordable.
- Concerns have also been raised by our occupational therapist with regards to proposed layout of the wheelchair accessible units.

Yours faithfully,



Lee Bruce MRICS
Accommodation Project Manager