

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:	27/02/2024		

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 15/02/2024 and submitted Highways Technical Note (Dated Feb 2024) 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.

Sylvester Court and Shields Court provide vehicular access to the existing / proposed apartments. The site comprises 50 apartments along with communal lounge, kitchen, laundry and 34 parking spaces off Monger Road. The existing spaces are communal and operate on a first come first served basis. I understand that no additional spaces are to be provided for the additional apartments.

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.

The submitted Highways Technical Note includes details of a “parking beat survey” carried out on Friday 26th January 2024 (14:30 - 20:00) and Saturday 27/01/2024 (08:00 – 12:00). The results of the survey indicated that out of the 34 available parking spaces, only 19 were occupied by resident vehicles at any one time. Having consulted with our Traffic Section on this application, it is considered in this instance, that the existing / proposed level of parking provision is acceptable.

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.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R 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.



Chief Officer, Environment & Technical