

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0854	Your Ref:	SEH/P/2022/0854 Res(1)
Date:	27/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

AILFODELU CYNLLUN TAI GWARCHOD I DDARPARU 23 UNED BYW'N ANNIBYNNOL A CHODI ESTYNIAD I'R LLAWR GWAELOD / REMODELLING OF SHELTERED HOUSING SCHEME TO PROVIDE 26 INDEPENDENT LIVING UNITS AND PROPOSED GROUND FLOOR EXTENSION

1 WISTERIA COURT WREXHAM Grid Ref: E 332673 N 350795

I refer to your consultation / email dated 12/10/2022 in respect of the above.

Access

The proposed development site is located off Wisteria Court which is an unclassified, residential road (cul de sac) subject to a 30mph speed limit.

Parking Provision

I understand that the existing accommodation comprises 26 apartments (sheltered housing units) which are being modernised to 26 independent living units. I assume that the existing / proposed development would both come under the "Sheltered Housing" LPGN16 Class Use. This requires a maximum of 1 car space per 4 units plus 1 car space per resident staff and access for an ambulance. This would equate to a maximum requirement of 7 spaces plus additional spaces dependent on the number of resident staff. Details of the number of existing / proposed resident staff has not been provided.

Although there would appear to be 6 no. spaces provided for the existing / proposed development, these are located within the existing adopted highway. Our Traffic Section have advised that there is no Traffic Regulation Order (TRO) in place for such parking bays. As this is public highway, all of the current bays / markings will need to be removed. I would recommend that the applicant liaises with our Traffic Section on this matter (contact: Jamie Edge).

The current / proposed development would therefore have no off-street parking provision. Although some parking provision would be beneficial at the development site, the proposed development is unlikely to result in any increase in parking demand compared with its existing use.

Alterations to Adopted Highway (Drg. No. 2705-EWA-WIS-00-DR-A-19001)

Any removal / alterations to the existing footways on the southern side of the development will require a "stopping up" order. These sections of footway will need to be extinguished as a result of the proposed development. The applicant will be required to apply for a stopping up order in accordance with s.247 of the Town & Country Planning Act 1990. An appropriate planning condition will be required to ensure this is carried out.

The submitted Site Plan (Drg. No. 2705-EWA-WIS-00-DR-A-19001) indicates the planting of a tree within the adopted highway at the south western corner of the site which is unacceptable. **This detail will need to be deleted on a revised layout plan.**

Waste Disposal / Recycling / Deliveries

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Providing the above issues are addressed, I would have no objections in principle to the proposed development.

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