

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO:: Amy Brittain
Our Ref: ET/DC/DB/P/2023/0293 **Your Ref:** P/2023/0293
Date: 12 July 2023

TOWN AND COUNTRY PLANNING ACT 1990

TROSI'R CYFLEUSTER CERDDORIAETH PRESENNOL YN 2 ANNEDD / CONVERSION OF EXISTING MUSIC FACILITY TO 2 NO DWELLINGS

BLACK PARK CHAPEL HALTON CHIRK WREXHAM

Grid Ref: E 330181.23 N 340099.04

I refer to your consultation / email dated 01/06/2023 in respect of the above.

We note that this proposed is for conversion of existing Black Park Chapel, Halton (music facility) into 2 no. semi-detached dwellings as submitted in drawing NR D1 400/008 1 of 1.

Traffic: It is not envisaged that 2 no. domestic dwellings, will create any significant additional traffic to the previous music school use.

Access: Via an existing shared private drive onto the Black Park spine road. Visibility splays are not considered an issue, comfortably achieving 43m each way, on a road that the average speeds witnessed were significantly less than 30 mph.

Parking: Provision of 8no. parking spaces for 2no. dwellings of this size is compliant with the requirements of LPG 16. There is also adequate circulation space for turning within the car park.

Conclusion

In light of the above observations we have no objection to the proposal, subject to provision of a Construction Traffic Management Plan to be submitted to highwaysplanning@wrexham.gov.uk for approval, in advance of the commencement of any enabling works or construction.

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