

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2022/0151	Your Ref:	P/2022/0151
Date:	6 th May 2022		

Pendine Park Nursing Home, Summerhill Road, Stansty, Wrexham, LL11 4YE
Erection of specialist and extra care facility building

Further to your email / consultation dated 23/02/2022 I comment as follows:-

Traffic Generation

The proposed care facility is expected to require an additional 20 employees. A staff travel survey has shown that 87% of employees work shifts that are outside of a 9 to 5 scenario. It is therefore considered that most vehicle trips to, and from, the development will occur outside of peak traffic times and will not have a significant impact on the highway network.

Site Access

The proposed development uses the existing access junction on to Summerhill Road. The new internal roads provide appropriate access to the development and allow vehicles to turn within the curtilage of the site.

I note that there is an existing semi-permanently closed access which there is no current proposal to reopen. I note that there are no proposals to improve active travel provision to the site.

Parking

17 additional parking spaces are provided with space for expansion to include another six, which is well below the maximum permitted by LPG 16.

Conclusion

There is no highways reason why planning permission should not be granted.



Chief Officer, Environment & Technical