

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Ross Pemberton

Our Ref: ET/DC/MM/P/2023/0210 **Your Ref:** P/2023/0210

Date: 24 July 2023

Claron House, Station Road, Rossett, LL12 0HE
Proposed single story extension and internal remodel for existing dental surgery, internal modification of existing residential unit.

Further to your email / consultation dated 15/05/2023 I comment as follows:-

This proposal (P/2023/0210) has been submitted for a single-story extension and internal remodel for an existing dental surgery, and the modification of the existing residential unit. The development is 440 sqm. The proposal details an increase in 49 sqm and an increase in one full time and one part time member of staff.

Site Plan

The proposal is for a single-story extension and internal remodel of the existing dental surgery. The site is located on Station Road. Station Road is a classified 30mph single carriage-way road. Vehicles appear to park on the highway to the east of the site, but parking restrictions immediately outside. The parked vehicles could hinder two-way traffic movements.

There are no proposals to change existing access or parking arrangements at the site.

Trip Generation

The proposed existing extension and internal remodel increases the number of surgery rooms from three to five and reduces the number of bedrooms in the residential unit from two to one-bedroom.

The 'Proposed Floor Plan' details the additional surgery rooms. It is anticipated that the increase in surgery rooms will increase patient and staff trips, but these trips are unlikely to have a significant impact on the highway network.

There is no parking associated with the development. A public car park is provided to the east of the property, with approximately 32 spaces. The dental surgery is located approximately 300m from bus stops on B5445 Chester Road, with services to Wrexham and Chester.

Conclusion

The planning application is not expected to have a significant impact on the operation or safety of the highway network.

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



Chief Officer, Environment & Technical