

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2022/0914 Res (2)	Your Ref:	P/2022/0914
Date:	25 th January 2023		

Cwrt Pentwmpath, Llay, Wrexham

Demolition of existing building and erection of over 55's housing scheme comprising 17 no. 1 bed dwellings and 8 no. 1 bed bungalows

Further to your email / consultation dated 14/11/2022 I comment as follows:-

Traffic Generation

The proposed development is for 17 one bed dwellings and 8 one bed bungalows. This is not expected to have a significant impact on the highway network. The site is located nearby bus stops, facilitating travel by non-car modes.

Site Access

The proposed development uses the existing access junction on to Eighth Avenue. The internal road provides appropriate access to the development and allows vehicles to turn within the curtilage of the site.

Parking

The existing development provides 21 spaces for the 30 no. flats (1 & 2 bed). The proposed development is providing 26 spaces for the 25 no. 1 bed dwellings / bungalows. This equates to 69% parking provision compared with LPGN 16 maximum parking standards. It is noted that one space is designated as an accessible bay. The proposed level of parking provision is considered adequate given the sustainable location of the site.

The Parking Standards state that space for at least 2 secure cycle parking spaces should be provided. The site plan indicates 14 cycle parking spaces will be provided, in addition to sheds in each garden and 5 mobilities scooters.

Conclusion

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

Chief Officer, Environment & Technical