

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2022/0847	Your Ref:	P/2022/0847
Date:	06 th January 2023		

Maes Y Capel, Greenfield Road, Coedpoeth, Wrexham
Extension to and remodelling of sheltered housing scheme to create 18 independent living apartments with communal areas

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

Traffic Generation

The development is not of sufficient size to require a full traffic impact assessment and the likely traffic generated is not expected to have a significant impact on the highway network.

Location

It is agreed that the site is in a sustainable location with local services and facilities within walking and cycling distance. In addition, it has good access to public transport. Footways are present on the A5325 to link the site with local facilities.

Site Access

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

Footways appear to be provided within the site, which is considered acceptable.

No details of refuse collection have been provided, however it is assumed this will take place the same as the existing site.

Parking

The proposed parking provision is appropriate for the development, allowing 1.5 space per one-bedroom dwelling. This is well within the maximum permitted by Wrexham County Borough Council Parking Standards. It is noted that two spaces are designated as accessible bays and two spaces for electric vehicle charging.

The Parking Standards state that space for at least 2 secure cycle parking spaces should be provided. The site plan indicates no cycle parking spaces will be provided, however 8 mobility scooters will be. Given the class use, this is considered acceptable. Nevertheless, the applicant should aim to provide cycle storage facilities for staff use.

Conclusion

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

A handwritten signature in black ink, appearing to be 'R. Chen', written on a light gray background.

Chief Officer, Environment & Technical