

Karen Matthews

From: Sharon Holman
Sent: 26 October 2022 12:52
To: planning_admin
Subject: FW: P/2022/0181 - Land to rear of 120 Rhosnesni

Importance: High

Please put this on the civica file as a PDF version (emails can't be viewed on the web)

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 29 September 2022 08:54 AM
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: FW: P/2022/0181 - Land to rear of 120 Rhosnesni

civ – further highway response

From: Phil Palmer <Phil.Palmer@wrexham.gov.uk>
Sent: 28 September 2022 03:25 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: P/2022/0181 - Land to rear of 120 Rhosnesni

Hi Sharon

My comments in red :-

- The shop unit referred to in the response from highways is now subject to a change of use application to a gym 1 to 1 studio. **I am aware of this.** The 5 units to the rear are existing units which are B2 & B8 use class, I have included approximate floor areas on the drawing to assist. I must point out this unit does not form part of our application we have submitted but understand the movements from the building do create traffic movements to and from the site which are existing.
- The shop units parking spaces to the frontage of this unit are existing and do not form part of the application and cannot be controlled by highways. **New application – yes Highways can comment on parking provision.** Furthermore as referenced above due to an application that has recently been submitted it would suggest that movements from the unit would be reduced significantly.
- Due to the previous use of the site we understand being kirkhams builders a large well established builders using the site for several decades this existing access point would see a reduction in traffic movements from previous uses at the site. **Not aware of this business and certainly hasn't been in existence in last 10 years.** Further traffic movement reductions would also be seen following the change of use of the retail unit to the site frontage to being a 1 to 1 gym. On this basis I believe the improvements made to the proposed access point should be fully supported by the highways department. **The proposed alterations are not considered to benefit the overall access arrangements and may well impact on any improved parking arrangements proposed at the former Hospice Shop.**
- The proposed units will be a mixture of B1, B2 & B8 uses. At this stage we are unable to be specific due to the market and narrowing of letting potential. It's clear that the number of spaces provided would be ample for this type of development and conform with LPG16. **Based on Class B1 use only a maximum of 17 spaces would be required so accepted that proposed parking is likely to be acceptable (15 spaces proposed).**

- Kirkham's builders was a well established building company which ran from the builders yard for several decades, the site of the former secure facility can be seen today and now outlined on the existing plan attached, we understand the firm employed 30 but are unsure how long the builders have ceased trading. Covering an area of approximately 706m² the secure compound is a large area with vehicles/vans parked within the existing hard standing area outside of this compound. **It is not clear where this information has come from? I am not aware of this business and certainly hasn't been in existence in last 10 years. I have lived in Wrexham all of my life and in this area. I have previously visited the Hopsice Shop, Home Aids and Alf Jones Cycle Shop at this site before that and have never observed any builders business operating at the rear of the site.**

The proposed units are inevitably going to result in a significant increase in vehicle movements at the site. Given the lack of adequate visibility at the site entrance onto Rhosnesni Lane, it would be difficult to support the proposed development.

Regards, Phil

Phil Palmer

Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol

Engineer (Development Control)
Environment and Technical Services



01978 729688

Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam LL11 1AY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 23 September 2022 16:11

To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>

Subject: P/2022/0181 - Land to rear of 120 Rhosnesni

Hi Phil,

Please see below and attached, additional information for your consideration.

Thanks

Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



01978 298779

Neuadd y Dref, Wrexham, LL11 1AY

Guildhall, Wrexham, LL11 1AY

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From: Dafydd Edwards <dafydd@blueprintarchitectural.com>

Sent: 21 September 2022 03:33 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Cc: 'Paul Clifton' <Paul@cliftonsofwrexham.co.uk>

Subject: RE: P/2022/0181 - Land to rear of 120 Rhosnesni

Hi Sharon,

Following the amended response from highways I have amended the site plan further and have the following information:

- The shop unit referred to in the response from highways is now subject to a change of use application to a gym 1 to 1 studio. The 5 units to the rear are existing units which are B2 & B8 use class, I have included approximate floor areas on the drawing to assist. I must point out this unit does not form part of our application we have submitted but understand the movements from the building do create traffic movements to and from the site which are existing.
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previous uses at the site. Further traffic movement reductions would also be seen following the change of use of the retail unit to the site frontage to being a 1 to 1 gym. On this basis I believe the improvements made to the proposed access point should be fully supported by the highways department.

- The proposed units will be a mixture of B1, B2 & B8 uses. At this stage we are unable to be specific due to the market and narrowing of letting potential. It's clear that the number of spaces provided would be ample for this type of development and conform with LPG16.
- Kirkham's builders was a well established building company which ran from the builders yard for several decades, the site of the former secure facility can be seen today and now outlined on the existing plan attached, we understand the firm employed 30 but are unsure how long the builders have ceased trading. Covering an area of approximately 706m² the secure compound is a large area with vehicles/vans parked within the existing hard standing area outside of this compound.

I trust the above and attached amended plans assists with allowing highways to look at the application positively, should there be any queries on the information supplied please let me know.

Kind regards

Dafydd Edwards ACIOB

Senior Architectural Technician

for Blueprint Architectural Services

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com