

P/2022/0216 18 Chester Road Wrexham LL11 2SA 17/3/2022

Please find attached revised plans (apologies but whilst we were reviewing site plan comments, the LA Commissioner had further requirements to incorporate (generally the additional part of the extension to the rear and a door to the communal lounge).

I have updated the site plan, added some boundary treatments and added a further parking bay. Our client's comment's following internal consultations and a meeting with WCBC and the comments are as follows:

First Choice Housing Association:

The likelihood is that not all care staff will have cars and given the short distance to transportation hubs in Wrexham Town Centre, we would envisage that walking, cycling and public transport use by staff and tenants alike will be further encouraged.

It is currently assumed that a maximum of 2/3 staff members will be on site at any given time which is comparable in vehicle movement to existing use. There is no requirement for day to day medical staff to attend the property and all shopping will be done by individual tenants to encourage independent living.

There will be an overlap of 2 members of staff during shift change. We feel that this can be accommodated within the 3 staff vehicle spaces. We have now requested a design change to accommodate a further parking space which looks to have been achieved by JPH Architects.

The tenant group are not likely to be elderly and no assumption for the requirement of enhance medical movements, such as ambulances etc should be assumed at this stage.

I hope the above and attached is of assistance and acceptable, please contact me should you require any further information.

Kind Regards,

William Gill BSc (Hons) MCIAT
Director