

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0090

Your Ref: SJG/P/2011/0090

Date: 13th April 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 494 Hightown Barracks, Kingsmills Road, Wrexham.

Development: Erection of 3 storey apartment to house 9 no. single bedroom apartments and associated parking.

I refer to your email dated 11/04/2011 including revised layout plan (Drg. No. W10/2031/02 Rev A) in respect of the above.

Parking Provision

The proposed layout plan (Drg. No. W10/2031/02 Rev A) does not clearly demonstrate how the additional 9 no. parking spaces for the proposed flats (1 space for each 1 bed apartment) are to be provided. The existing layout plan (Drg. No. W10/2031/01) indicates the provision of 31 spaces in the vicinity of the proposed flats at the western end of the site. The proposed layout plan (Drg. No. W10/2031/02 Rev A) appears to indicate the provision of 24 spaces in the vicinity of the proposed flats at the western end of the site. This would appear to suggest that no parking provision will be provided for the 9 no. flats and 7 additional existing spaces will be lost due to the proposed development. The proposed parking provision would be considered inadequate.

Shared footway/ cycleway and emergency access

The proposed access would require cyclists / pedestrians to take a circuitous route through a private parking area as opposed to the previously approved direct route to the south which provided a more direct / convenient route through and beyond the site to Kingsmills Road. This route is therefore considered inadequate.

In terms of providing an emergency access, this route would not facilitate the passage of a fire tender due to the geometry of the access and the layout of the parking area. This route is therefore considered inadequate.

Infrastructure and Planning Manager