

Simon Greenland
Planning Department
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Ref: S022/010
16th November 2009

Dear Sir

**Re: Development of land adjacent to Cottage Antiques and Cottage
Antiques, High Street, Gresford, Wrexham**

I write following our recent discussion regarding access and highways issues for the proposed development. The development will not increase the flow of traffic onto the highway. The Proposal involves two separate 1 Bedroom Apartments, in contrast to the existing 3 Bedroom flat above the existing shop.

The existing shop has decreased in size to accommodate the apartment to the rear. We have now indicated a parking space for the shop keeper, but no customer parking will be allocated on the site, which in turn ensures that the traffic from the site is not increased from the existing shop and flat.

The formation of parking has been altered to improve the turning area on the site, I believe the new layout is much improved and far better than what the existing site offers.

Although the existing access will remain we have now widened the existing access to the 4.1M that highways require. The visibility will be increased from the existing access by the removal of trees to allow for the construction of the new pedestrian path as indicated. The path is to be stopped at the vehicular access onto the site and pedestrians will cross to the path on the other side of the highway as discussed with yourself.

The changes that have been made far improve the access onto the site and will not increase in the flow of traffic from the existing shop and flat, with improvements made to the pedestrian footpaths with this development.

Yours Sincerely

Dafydd Edwards