

Planning application P/2021/0528: 23-24 Hope Street. Comments on behalf of Wrexham Area Civic Society

This application appears to be yet another substandard proposal for upper storey domestic conversion in the town centre. It has similar issues to P/2020/0899: 43 King Street, which was refused and subsequently permitted after modification.

The number of units proposed is excessive for the available space, resulting in a lack of daylight. Each of the 12 units has only one window, and none of the bedrooms or bathrooms have daylight. The windows to the rear look out onto a bin & cycle storage area.

Although the Design & Access Statement quotes UDP Policy GDP1 (b) "Take account of personal and community safety and security in the design and layout of development and public / private spaces", access to the flats is from the rear in Abbot Street through a narrow and tortuous passageway with restricted visibility. This has clear personal safety risks, yet there is no indication in the plans as to how these risks are to be addressed. The entrance should be directly from Hope Street.

Although there are 12 units, storage is shown for only 5 bins. It is unclear whether the cycle storage is adequate.

Wrexham Area Civic Society objects to this proposal, principally because of the excessive number of units and limited daylight, and the poor access arrangements.