

P/2020/0306 and 0307, 38-41 High Street, Wrexham 18/11/2020

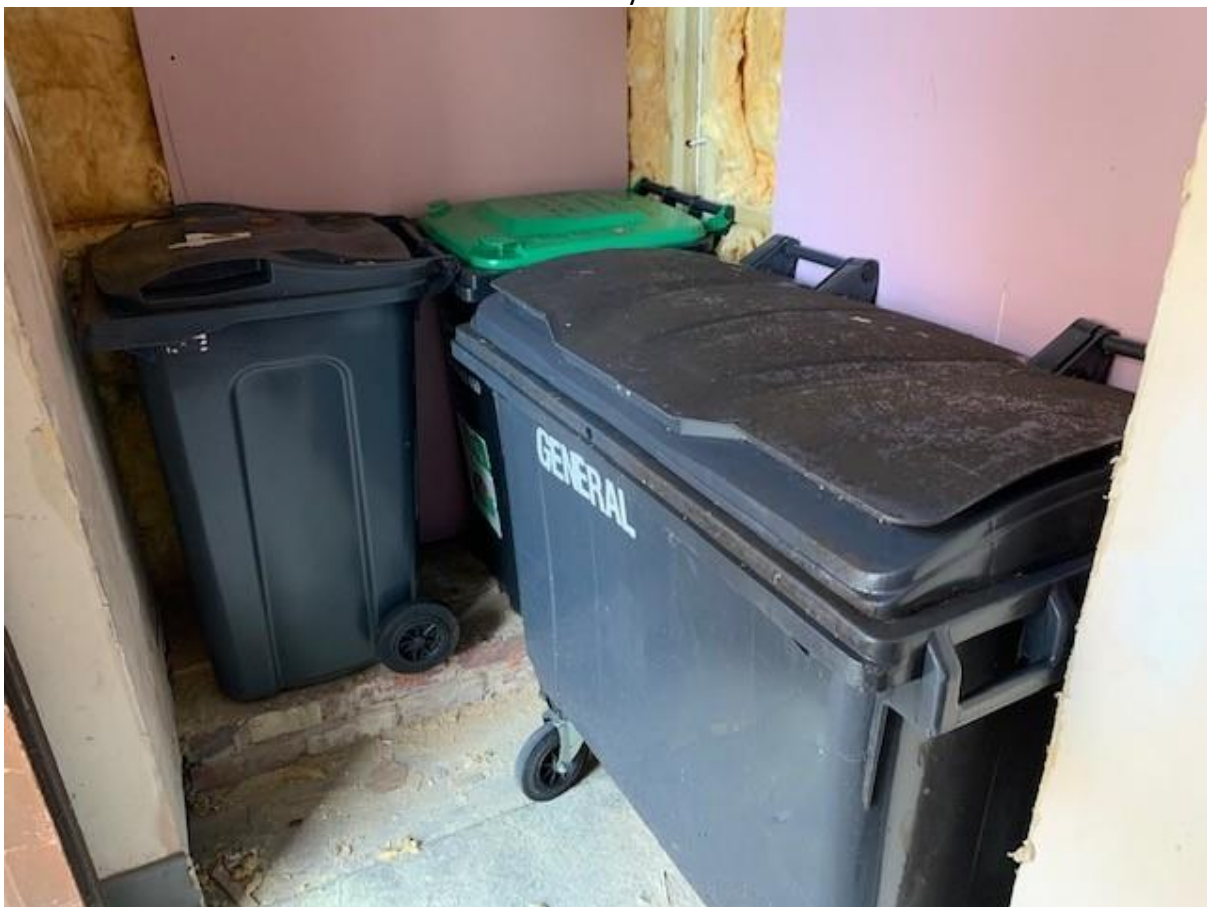
Afternoon Simon,

Yes I heard about the committee meeting.

Following the meeting, the client has proposed some changes to the scheme with a view to overcoming the issues raised. These are as follows:

- a reduction in the number of units from 21 to 19 in total by removing the two smallest apartments and creating two additional larger units
- additional space for food waste caddies and lightweight recyclables on the 1st floor to increase the bin / recycling storage space - this increases the size of the available bin / recycling storage space from 4.2 sq m to 8.2 sq m
- a newly designed split door on the ground floor bin store which doesn't impact on the stairway access

I have attached the revised floor plans that show these amendments. The partition wall of the ground floor bin store is already in place as it forms part of the permission for the restaurant. I have a photograph of the ground floor bin store which I have attached and I also have a video from the client that shows how easily the wheely bins can be taken outside from the ground floor bin store (no changes in level or difficulty in doing this). I can forward it to you, but it is a large file and would probably need to be transferred to you by WeTransfer and I'm not sure if the Council's IT system allows this.



The recycling / food caddy storage area on the 1st floor will also be serviced by the private waste collection service. I note what the Council's waste officer says about what could happen in future, but it is the client's intention to retain the building in the long term and the private waste collection arrangements will therefore be continued. It is my understanding that it is not unusual for this type of approach to be taken and an appropriate condition can be applied to a planning consent to ensure no issues arise in future. An example of this is contained in planning appeal ref APP/L6805/A/15/3135047 where a private refuse and recycling collection was required due to the location of the site and the Inspector included a condition that said no development should take place until measures for refuse collection and recycling had been submitted and approved, and that the development should be carried out in accordance with the approved details.

I have also attached the acoustic report which has been forwarded to me.

As discussed previously, without the proposed new use, it would be difficult to find an alternative appropriate use for the upper floors of this listed building.

If you have any questions regarding the above, please do not hesitate to contact me.

Kind regards,

Eleanor



Eleanor Carpenter

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