

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0331	Your Ref:	P/2023/0331
Date:	11/07/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O SIOP/GWEITHDY I DDWY FFLAT LLAWR GWAELOD / CHANGE OF USE FROM SHOP/WORKSHOP TO 2 NO GROUND FLOOR FLATS

84-86 BRADLEY ROAD WREXHAM

Grid Ref: E 332885.61 N 350101.04

I refer to your consultation / email dated 07/07/2023 in respect of the above.

The proposed development site is bounded by Peel Street to the north and Bradley Road to the east. Bradley Road is a classified road subject to a 30mph speed limit. A traffic regulation order along this section of Bradley Road prohibits vehicles from parking between 8 am and 6pm Monday to Saturday. Where the development site fronts onto Peel Street, a traffic regulation order prohibits parking at all times. The remainder of Peel Street has no parking restrictions but suffers from a significant on-street parking problem. Peel Street has a one way system in place running in a westerly direction off Bradley Road.

No off street parking provision is currently available for the existing retail unit inc. office / workshop. It is assumed that the main use of the premises is Class A1 Retail with the office / workshop being ancillary use. However, LPGN 16 would normally require the existing shop (A1 – non food retail) to provide a maximum of 9 no. parking spaces based on an approximate total floor area of 140m². In comparison, LPGN 16 would normally require the proposed flats (2 x 2 bed) to provide a maximum of 4 parking spaces.

Although there is no off street parking provision proposed for the flats, the proposed development would result in a reduced demand for on street parking compared with the potential demand from the retail unit. The site is located in a sustainable location and is considered likely to appeal to those who don't own a car.

I therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical