

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0528 Res (3) **Your Ref:** SEH/P/2021/0528
Date: 21st February 2024

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 503 23 – 24 HOPE STREET, WREXHAM.

Development: TROSI LLORIAU UWCH YN 9 FFLAT A 3 SWYDDFA (DEFNYDDIO DOSBARTH A2) / CONVERSION OF UPPER FLOORS TO 9 APARTMENTS AND 3 OFFICES (USE CLASS A2)

I refer to your consultation / email dated 13/02/2024 including revised layout plan (Drg. No. 10495.04F.dsj) in respect of the above:-

General

The proposed development site is located on Hope Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Although there is no parking provision proposed for the development site, the proposed development is in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is considered to be low given the existing traffic regulation orders in this area. It is also likely that the proposed apartments will appeal to those who don't own a car. Any perceived shortfall in parking provision could be dealt with by a commuted sum.

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection.

I would recommend that you / the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development (eg/ cycle parking, shelters) that may be required under the Active Travel Act Guidance. **Any such modifications should be referenced / indicated on a revised layout.**

I would 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.

K. S. S. S. S. S.

Chief Officer, Environment & Technical