

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0757	Your Ref:	P/2023/0757
Date:	30/11/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O B1 (SWYDDFA) I C3 (ANNEDD) / CHANGE OF USE FROM B1 (OFFICE) TO C3 DWELLING

59 HOPE STREET WREXHAM
Grid Ref: E 333523 N 350236

I refer to your consultation / email dated 13/11/2023 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.

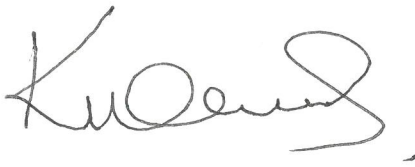
It is considered likely that the proposed apartment will appeal to those who don't own a car. Any perceived shortfall in parking provision could be dealt with by a commuted sum.

Waste Collection / Recycling

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.

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, appearing to read 'KuOeng', with a long horizontal stroke extending to the right.

Chief Officer, Environment & Technical