

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0625	Your Ref:	P/2023/0625
Date:	18/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CHANGE OF USE FROM CLASS B1 (OFFICE) TO CLASS C3 (DWELLING) TO CREATE 18 DWELLINGS INCLUDING VERTICAL EXTENSION OF TWO NEW STOREYS AND ALTERNATIONS TO EXISTING ELEVATION / NEWID DEFNYDD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH C3 (ANNEDD) I GREU 18 ANNEDD YN CYNNWYS ESTYNIAD FERTIGOL I DDAU LAWR NEWYDD A NEWIDIADAU I'R DRYCHIADAU PRESENNOL

PRIORY CAFE 8-12 PRIORY STREET WREXHAM
Grid Ref: E 333362 N 350310

I refer to your consultation / email dated 29/09/2023 in respect of the above.

General

The proposed development site is located on Priory Street in Wrexham Town Centre. Priory Street is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10-15mph given the geometry of the road.

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 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.

Active Travel

I would recommend that you liaise 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.

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.

Construction Traffic Management Plan

If supported, I would recommend that a Construction Traffic Management Plan including provisions for contractor parking is submitted and approved prior to commencement of works.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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



Chief Officer, Environment & Technical