

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1020 Res(1)	Your Ref:	P/2022/1020
Date:	20/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ADNEWYDDU EIDDO I'W HAIL-DDEFNYDDIO FEL RHAI PRESWYL / RENOVATION OF PROPERTIES TO RESIDENTIAL USE

35-39 BRIDGE STREET WREXHAM

Grid Ref: E 333356.08 N 350027.13

I refer to your consultation / email dated 20/12/2022 in respect of the above.

The proposed development site is located on Bridge Street which is a busy classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the existing traffic calming measures in place along this section.

I assume that the existing / proposed properties have no off-street parking provision. However, assuming that the properties have a previous residential use then I would raise no objections on highway grounds.

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