

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0570	Your Ref:	P/2023/0570
Date:	09/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O A1 I A3 I DDARPARU ESTYNIAD I FWYTY / CHANGE OF USE FROM A1 TO A3 TO PROVIDE EXTENSION TO RESTAURANT.

5 CHURCH STREET WREXHAM
Grid Ref: E 333514.8 N 350173.3

I refer to your consultation / email dated 25/09/2023 in respect of the above.

General

The proposed development site is located on Church Street which forms part of the pedestrianized zone in Wrexham Town Centre. Church Street is an unclassified road subject to a 20mph speed limit.

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 likely that any proposed customers are likely to be those already shopping in the town centre or having a meal in the evening and are likely to have parked within an existing car park, travelled by bus or walked into town. 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.

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.

A handwritten signature in black ink, appearing to read 'A. Bailey'.

Chief Officer, Environment & Technical