

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1057 Res (1)	Your Ref:	P/2022/1057
Date:	17/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

TROI'R LLORIAU UCHAF YN DDWY FFLAT / CONVERSION OF UPPER FLOORS TO 2 APARTMENTS

18 REGENT STREET WREXHAM **Grid Ref: E 333358 N 350391**

I refer to your consultation / email dated 16/01/2023 in respect of the above.

The proposed development site is located on Regent Street which is a classified road located in Wrexham town centre. The access fronts a pedestrianized zone where no vehicles are permitted except for loading and disabled access.

In terms of parking provision, the previous shop floors (A1 Retail Use) would normally require 1 car space per 15m² gross floor space in accordance with LPGN 16. This would equate to the requirement of a maximum of 14 spaces (213m² gfa). In comparison, the proposed C3 Residential Use would normally require a maximum of 3 spaces in accordance with LPGN 16.

The existing and proposed parking provision comprises 2 no. spaces at the rear of the proposed apartments off the communal service yard off Egerton Street. The proposed development will need to provide appropriate cycle parking areas in accordance with LPGN 16.

Although the proposed apartments only provide 2 no off-street parking spaces, the proposed development is likely to result in a reduced parking demand compared with the previous retail use. The site is also located in Wrexham Town Centre and is considered to be in a sustainable location.

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 Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

I would therefore have no 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, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical