

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0514	Your Ref:	P/2023/0514
Date:	29/08/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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11 HOPE STREET WREXHAM

Grid Ref: E 333484 N 350272

I refer to your consultation / email dated 25/08/2023 in respect of the above.

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 would appear to be 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 also likely that any proposed customers are likely to be those already shopping in the town centre 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.

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. However, it may be the case that refuse / recycling at the premises is dealt with by a private contractor.

In terms of placing tables / chairs / signage etc. outside of the premises within the adopted highway, I comment as follows:-

The applicant will need to contact our Streetscene Section and Town Centre Officer (see note) to obtain consent / licence to place such street furniture within the adopted highway without impacting on pedestrian / highway safety (including deliveries) along this section.

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.

Note:

Contact Details

Streetscene Section (contact: Kevin Edwards on Tel: 01978 729742) .

Town Centre Officer (contact: Beverley Edwards on Tel: 01978 292116)

A handwritten signature in black ink, appearing to read 'G. Bailey', is written in a cursive style.

Chief Officer, Environment & Technical