

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Rhian Chitty
Our Ref:	ET/DC/PP/P/2023/0298	Your Ref:	P/2023/0298
Date:	06/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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36 ST GEORGES CRESCENT WREXHAM Grid Ref: E 333804 N 350246

I refer to your consultation / email dated 02/06/2023 in respect of the above.

The proposed development site is located on St George's Crescent in Wrexham Town Centre. St George's Crescent is a busy, classified road subject to a 30mph speed limit.

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 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 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, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical