

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2023/0184	Your Ref:	P/2023/0184
Date:	30/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O A1 I A3 GYDA NEWIDIADAU MEWNOL / CHANGE OF USE FROM A1 TO A3 WITH INTERNAL ALTERATIONS

12A BANK STREET WREXHAM

Grid Ref: E 333542.23 N 350277.85

I refer to your consultation / email dated 18/05/2023 in respect of the above.

The proposed development site is located on Bank Street in Wrexham City Centre. This area forms part of the pedestrianised zone within the city centre.

Although there is no existing / proposed parking provision for the proposed development, the proposed cafe 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 visiting the extended cafe are likely to be those already shopping in the city 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 Gabrielle Povey (Senior Waste Strategy Officer) Tel: 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, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical