

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/20022/0777	Your Ref:	SH/P/2022/0777 Res(1)
Date:	19/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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30 TOWN HILL WREXHAM

Grid Ref: E 333430 N 350171

I refer to your consultation / email dated 12/10/2022 in respect of the above.

The proposed development site is located on Town Hill which is a classified road subject to a 30mph speed limit.

Although parking in this area of the town centre is generally restricted by double yellow lines and the proposed development does not provide any off road parking facilities for deliveries, customers or staff, there is a limited number of short stay parking bays along Town Hill. Additionally, the St. Giles public car park is in close proximity to the proposed development site being approximately 150m away. There are a number of existing Class A3 / Takeaway units along Town Hill which do not provide any off-street parking provision.

However, as the proposed development has the potential to attract significantly more customers than its previous usage as a retail unit, it may result in an increased demand for parking facilities in this area. It may therefore be considered appropriate to require a commuted sum in this instance in lieu of adequate parking provision.

I therefore advise that I have no objections to the proposed development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical