

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0876	Your Ref:	SEH/P/2022/0876 Res(1)
Date:	27/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIAD AR Y TRYDYDD LLAWR A THERAS TO I DDARPARU 27 O YSTAFELLOEDD GWELYAU I FYFYRWYR / ERECTION OF THIRD FLOOR EXTENSION AND ROOF TERRACE TO PROVIDE 27 STUDENT BEDROOMS

16 TO 30 KING STREET WREXHAM

Grid Ref: E 333270.62 N 350553.44

I refer to your consultation / email dated 20/10/2022 in respect of the above.

The proposed development site is located on King Street which is an unclassified road / one way street subject to a 30mph speed limit.

Parking along King Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located along King Street. There is a taxi rank fronting nos. 25 – 30 King Street. St. Marks multi storey car park and Llwyn Isaf car park are located in close proximity to the development site and Wrexham bus station is also located opposite the development site along King Street.

There would appear to be 2 no. existing access points at both ends of the development site (both 3.2m wide) which provide access to approximately 15 no. parking spaces at the rear of the development site. I assume that all of the existing spaces are allocated to the proposed apartments. I assume that there are no remaining spaces retained for the existing ground floor businesses. However, the site is located in Wrexham Town Centre and is considered to be in a highly sustainable location in close proximity to Wrexham Bus Station. It may well be the case that as the proposed bedrooms are for students that car ownership will be low. It may therefore be considered acceptable to support the proposed development with the proposed limited parking provision or even without any parking provision.

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 in principle 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, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical