

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2022/1033	Your Ref:	P/2022/1033
Date:	05/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

TROSI AC YMESTYN ADEILAD I GREU 4 O FFLATIAU / CONVERT AND EXTEND BUILDING TO CREATE 4 APARTMENTS

36 BROOK STREET WREXHAM

Grid Ref: E 333319.95 N 350202.63

I refer to your consultation / email dated 04/01/2023 in respect of the above.

The proposed development site is located on Brook Street which is a busy classified road subject to a 30mph speed limit.

Brook Street is subject to a traffic regulation order imposing no waiting / no loading at any time. The site has no off-street parking provision within the curtilage of the development site. However, there are a limited number of 30 minute waiting bays further along Brook Street and along Town Hill.

I understand that the existing premises comprises a retail unit on the ground floor (approx. 94m² gfa – Class A1 Small Shop) with a 2 bedroom apartment occupying the first and second floors. Based on LPGN requirements, the existing shop and 2 bed apartment would normally require a maximum of 8 parking spaces. There would appear to be no off-street parking provision with the existing property. Based on LPGN 16 requirements, the proposed apartments would require a maximum of 7.5 spaces. The proposed development has no off-street parking. It is therefore considered that the proposed development is unlikely to result in an increase in parking demand compared with its current retail / residential use.

Although there is no parking provision proposed for the development site, the proposed development is in a highly sustainable location. It is also likely that the proposed apartments will appeal to those who don't own a car.

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, appearing to be 'R. H. M.', written in a cursive style.

Chief Officer, Environment & Technical