

# MEMORANDUM

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**From:** Chief Officer Environment & Technical      **To:** Chief Officer Planning & Regulatory  
**Our Ref:** ET/DC/PP/2022/0508      **Your Ref:** SEH/P/2022/0508  
**Date:** 8<sup>th</sup> June 2022

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**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 332 505 28 King Street, Wrexham.

**Development:** Variation of condition 3 of P/2019/0297 to allow sale of takeaway hot food.

I refer to your consultation / email dated 01/06/2022 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 alongside nos. 16 and 30 King Street (both 3.2m wide) which provide access to approximately 15 no. parking spaces at the rear of the development site. However, I assume that there are no parking spaces currently available for the existing premises.

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 therefore be considered acceptable to support the proposed development without any designated parking provision. Any perceived shortfall in parking provision could be dealt with by a commuted sum

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, consisting of a stylized 'K' followed by a horizontal line and a small flourish.

Chief Officer Environment & Technical