

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	P/2022/0912	Your Ref:	P/2022/0912
Date:	16/11/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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40-42 REGENT STREET WREXHAM
Grid Ref: E 333274.06 N 350437.26

I refer to your consultation / email dated 15/11/2022 in respect of the above.

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

I assume that there is no parking provision associated with the proposed development. 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 parking provision.

Parking along Regent Street, King Street, Duke Street is generally restricted by double yellow lines although there are a limited number of short stay parking bays located along King Street, limited parking along Regent Street and mobility parking bays along Duke 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 along King Street.

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