

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0380 **Your Ref:** SJG/P/2022/0380
Date: 21st April 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 504 28 Lord Street, Wrexham.

Development: Change of use of building from Class A1 (Retail) to Class A3 (Café / Bar).

I refer to your consultation / email dated 20/04/2022 in respect of the above.

The proposed development site is located on Lord Street in Wrexham Town Centre. This area forms part of the pedestrianised zone within the town centre.

Although the proposed business does not appear to have any designated parking provision for customers, the proposed development is in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is considered to be low given the existing traffic regulation orders in this area. I understand that the building has access to parking / servicing at the rear of the property but this is on a shared communal basis and is in need of repair / improvement.

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. It may be the case that the business is serviced by a private waste collection company.

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.



Chief Officer, Environment & Technical