

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0837	Your Ref:	SEH/P/2022/0837 Res(1)
Date:	04/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD I LLAWR CYNTAF AC AIL LAWYR O SWYDDFEYDD I 14 UNED PRESWYL (10 FFLAT STIWDIO A 4 FFLATIAU UN YSTAFELL WELY) / CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICES TO 14 RESIDENTIAL UNITS (10 STUDIO APARTMENTS AND 4 ONE BEDROOM APARTMENTS)

IMPERIAL BUILDINGS KING STREET WREXHAM
Grid Ref: E 333255 N 350483

I refer to your consultation / email dated 30/09/2022 in respect of the above.

The proposed development site is located on the corner of King Street / Regent Street. King Street is an unclassified road / one way street subject to a 30mph speed limit. Regent Street is a classified road also subject to a 30mph speed limit.

Parking along King Street and Regent 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 a short distance away from the development site along King Street.

There would appear to be an existing access off King Street with a fob operated roller shutter which I understand is shared with the existing retail units. This will provide access to the secure cycle store and residential bin storage. Any proposed cycle storage will need to comply with the requirements of LPGN 16.

I understand that there is no existing / proposed parking provision for 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.

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. H. M.', written in a cursive style.

Chief Officer, Environment & Technical