

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/1077 **Your Ref:** SEH/P/2021/1077
Date: 22nd November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 502 58 Hope Street, Wrexham.

Development: Internal & external alterations to the building and improvements to the ground floor commercial unit. Change of use of upper floors from B1 (Commercial Office Use) to C3 (Three 2 Bed Dwellings). Internal alterations to the building.

I refer to your consultation / email dated 12/11/2021 in respect of the above.

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

Although there is no parking provision proposed for the development site, 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. It is also likely that the proposed apartments will appeal to those who don't own a car. Any perceived shortfall in parking provision could be dealt with by a commuted sum.

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, consisting of a stylized 'K' followed by a series of loops and a horizontal tail.

Chief Officer, Environment & Technical