

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0246	Your Ref:	MP/P/2018/0246
Date:	12 th April 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 504 7 to 9 Rhosddu Road, Wrexham.

Development: Conversion to 2 no. units with flexible consent for A1, A2, A3, D1, D2 or B1 Use.

I refer to your consultation dated 04/04/2018 in respect of the above.

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

Although there may be limited parking provision to the rear of the site off Argyle Street for the proposed development site, the proposed premises are in a highly sustainable location. The potential for on-street parking problems in this area as a result of this development is low given the existing traffic regulation orders in this area.

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.



 Planning Control Manager