

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0326	Your Ref:	SEH/P/2018/0326
Date:	23 rd April 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 504 62 Regent Street, Wrexham.
Development: Conversion of Office to Residential (1 no. flat).

I refer to your consultation dated 23/04/2018 in respect of the above.

The proposed development site is located on Regent Street which is a busy, classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road.

In terms of parking provision at the proposed development site, I comment as follows:-

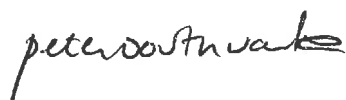
Based on the existing office use (74m² gfa), LPGN 16 would normally require a maximum of 1 car space per 30m² gross floor space equating to a maximum requirement of 2 spaces. In comparison, the proposed 2 bedroom apartment would normally require a maximum of 2 spaces. In theory, the proposed change of use has the same level of parking demand as the existing offices.

Although the existing offices and proposed apartment have no off-street parking provision, the proposed development site is in a sustainable location in Wrexham Town Centre and would be considered acceptable in this instance without any parking provision.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



 Planning Control Manager